



1103 SUMMIT AVE

JOHNSON CARR, LLC.

skidmore
janette | architecture
planning
design

1103 SUMMIT AVE

RECOMMENDATION
06/27/2018 #3028322

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VICINITY MAP

OVERVIEW

Address | 1103 Summit Ave

Site Area | 7,200 SF (120'-0" x 60'-0")

Zone | HR

Maximum FAR | 13

Proposed | 5.04

Maximum Height | 160 / 240 / 300

Proposed | 75

Proposed # of Dwelling Units | 91 Small Efficiency Dwelling Units

Proposed Parking | None, not required



AERIAL VICINITY SATELLITE IMAGE

EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: HEIGHT, BULK, AND SCALE

The board appreciated the diagrams which depicted the maximum zoning capacity of the site and the applicant’s preferred option. The board also agreed that the proposed bulk of the building is proportional to the size of the site and its neighboring buildings. However, the Board felt the unit sizes are driving the exterior design of the project. The Board gave guidance to develop a design concept by starting with massing proportions, and taking cues from the neighborhood.

APPLICANT RESPONSE :

The applicant's preferred option presented at the Early Design Guidance Meeting, Option A, has been further developed. The proposed height, bulk, and “shifting bars” massing parti has been maintained, while changes to the facade composition, materiality, and street-level uses have been made based on the board’s guidance.



EDG OPTION A



PROPOSED DESIGN

BOARD GUIDANCE: OPTIONS

The Board stated that any of the proposed building options would be compatible with the neighborhood: However, the Board was least supportive of Option C, as it was the least interesting in terms of its overall design elements. The Board noted that the materials chosen for all three options did not demonstrate how these options are the best design approach or response to neighborhood context. The Board advised developing a contemporary approach or response to neighborhood context. The proposed articulation should also be modified to respond to the neighborhood context.

- a) The board gave guidance to develop the design with additional building fenestration, detailing and a different choice in materials.
- b) In agreement with public comment about using a mid block entry, the board requested a study of entry options and nearby context.
- c) The board requested further review and consideration of landscaping and sidewalk treatments that respond to existing neighborhood patterns.



EDG STREETSCAPE ALONG SPRING ST



PROPOSED STREETSCAPE ALONG SPRING ST

APPLICANT RESPONSE :

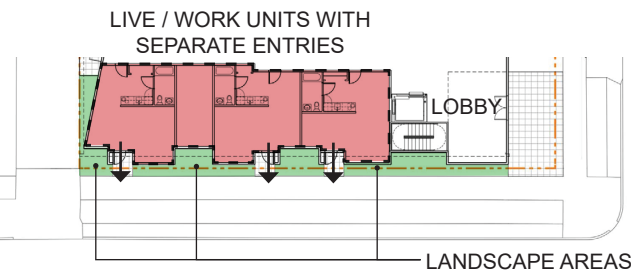
The design team has moved forward with the massing of option A, while adapting the Board’s guidance to revise the building materials to primarily brick and glazing along the street facing facades, with a unique metal panel system as a tertiary material. The ground floor has been revised to remove the earlier proposed live/work units, in favor of a continuous verdant landscape buffer along Spring Street. Modulation and visual interest is provided by the brick pilasters and careful detailing, particularly at the lower floors, to achieve a streetscape that is highly textural, and pedestrian scaled. The “shifting bar” massing concept creates open space at the corner, which encourages interaction between the building and the neighborhood, while also forming a natural location for the residential entry and high-transparency, two-story lobby. Studies reinforcing a corner entry approach vs. a mid-block entry are provided on page 6.

BOARD GUIDANCE: STREETSCAPE

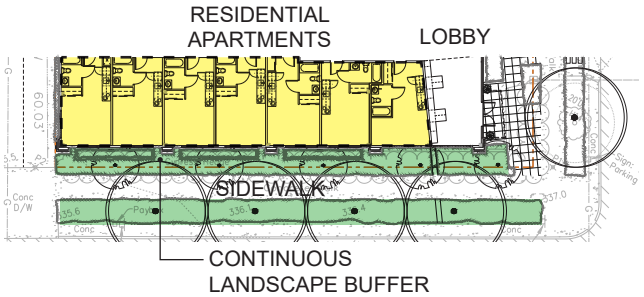
The Board requested additional information about the Live-Work units. The applicant should demonstrate whether these units will be designed to function as primarily residential apartments, or live-work.

APPLICANT RESPONSE :

The ground floor layout has been revised and the Live-Work units along Spring Street, as well as the individual entries, have been removed in favor of a continuous, abundant landscape buffer, per the Board’s guidance and recommendation. Modulation and visual interest is created by the rigorous brick expression of the south façade continuing to ground level, with additional detailing.



EDG STREETSCAPE ALONG SPRING ST



PROPOSED STREETSCAPE ALONG SPRING STREET

BOARD GUIDANCE : LANDSCAPING

The Board agreed with the public sentiment that landscaping should be abundant, well designed and maintained, and reflecting the neighborhood character. The Board strongly encouraged the development of a landscaping plan in response to these items.

- a) The board requested clear and specific information about the type and location of landscaping elements, along with a maintenance and irrigation plan designed to make it a functioning landscape.
- b) The board strongly encouraged the applicant to provide larger caliper trees than the minimum required.

APPLICANT RESPONSE :

A rich, verdant landscape is proposed adjacent to the sidewalk and within the planting strip, with additional open space at both the main entry in the southwest corner and adjacent to the alley in the northwest corner. New street trees are proposed in the planting strip along both Spring Street and Summit Ave. A rendered landscape plan, character images, and pictures of proposed species of plants are provided on pages 24 & 25.



EARLY DESIGN GUIDANCE RESPONSES

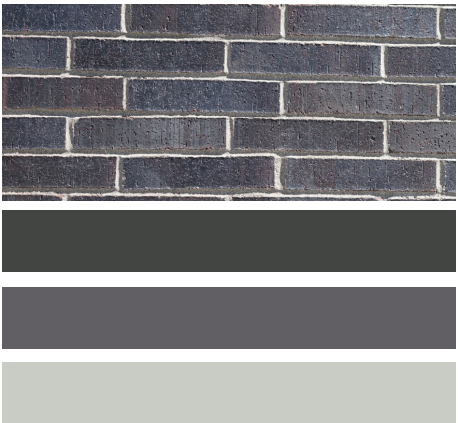
BOARD GUIDANCE : MATERIALS

The board agreed that the use of fiber cement is not an appropriate response to context at this location, or for this scale of building. The Board noted that the use of high quality materials compatible with the neighborhood is reflected in the priority Design Guidelines. The Board also agreed that the use of metal siding as a primary material is out of character with the neighborhood, unless it is used in small areas.

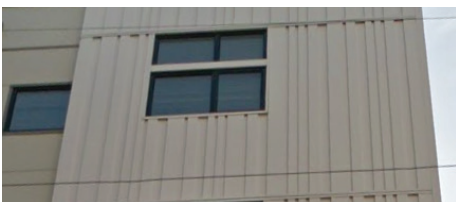
- a) The Board asked the applicant to continue their investigation of their fenestration patterns and demonstrate how the proposed relates to the neighborhood context.
- b) The Board requested that the applicant provide a couple of diagrams of different buildings with in a couple block radius, as suggested by the community during public comment. The proposed fenestration design for this building should be responsive to context, not driven by unit sizes.
- c) At the Recommendation meeting, the applicant should demonstrate how the fenestration detailing takes into account the location of vents and incorporates high quality materials that reflect the neighborhood character.

APPLICANT RESPONSE :

A material palette of brick, glass, and infill metal panel are proposed for the street facing facades, compatible with the high-quality materials found on other First Hill buildings. The fenestration patterns have been revised to live within a rigorous masonry frame expression which is consistent along the full height and length of the south bar. The same material palette and fenestration patterns are carried across the street facing facades of the North bar and a large section of the alley elevation. The masonry frame steps down to create a massing transition from the taller buildings to the south to the shorter adjacent structures to the north and west. The upper floor and north façade of the north bar are clad in a light colored, durable commercial-grade fiber cement system (Hardie Reveal 2.0), contrasting the substantial masonry base. The fenestration on the north facing façade is smaller in scale, minimizing the impact to the adjacent residential building. Additional analysis and information regarding materiality is provided on page 7



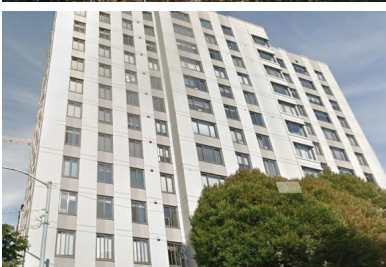
A brick frame clads the street facing facade, with the rest of the color palette consisting of compatible neutral colors. A dynamic metal panel system consisting of varying width vertical panels adds shade, shadow, and relief and detailing for the infill on the street facing facades.



Street-facing facade



North facade



The fenestration patterns of the building are driven by the materiality (residing within the brick frame) on the street facing facades. Smaller, vertically stacked “punched” windows that reflect the pattern and scale of fenestration on nearby buildings are present on the north and west facade, where adjacent to other residential buildings.

BOARD GUIDANCE: BALCONIES

The Board agreed with the public comment that the balconies are too small to be usable and may only be used for storage. The Board gave guidance to redesign the balconies to either be Juliet balconies or larger balconies that can be used for a table and two chairs.

APPLICANT RESPONSE :

The small balconies on the south façade presented at the Early Design Guidance meeting have been removed in favor of a rigorous masonry frame expression. The landscaped entry courtyard and a large common amenity roof deck provide outdoor space for the residents.



EDG SOUTH FACADE WITH BALCONIES

Projecting Balconies, removed per board guidance

Masonry frame expression envelops the south volume, adding shade, shadow, and relief

Additional detailing of the brick at the lower levels create further visual interest at street level.



PROPOSED DESIGN, MASONRY FRAME REPLACES PROJECTING BALCONIES

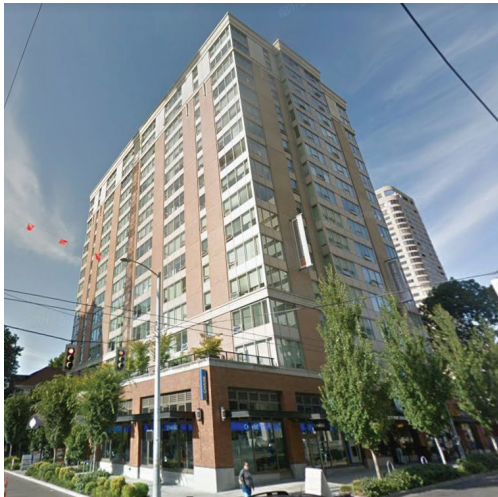
MATERIALS - OVERVIEW



01 1223 SPRING
MATERIALS: BRICK



02 TUSCANY APARTMENTS
MATERIALS: STUCCO AND TILE



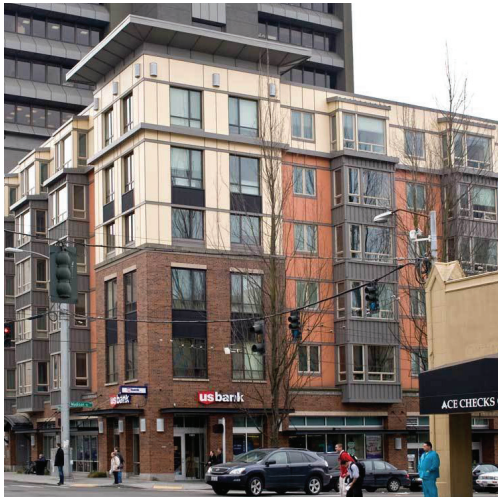
03 COPPINS WELL
MATERIALS: BRICK AND STEEL



04 LUMA CONDOMINIUMS
MATERIALS: STONE, GLASS, METAL



05 DECATHUR
MATERIALS: CONCRETE & STEEL



06 CABRINI SENIOR APARTMENTS
MATERIALS: BRICK & FIBER CEMENT



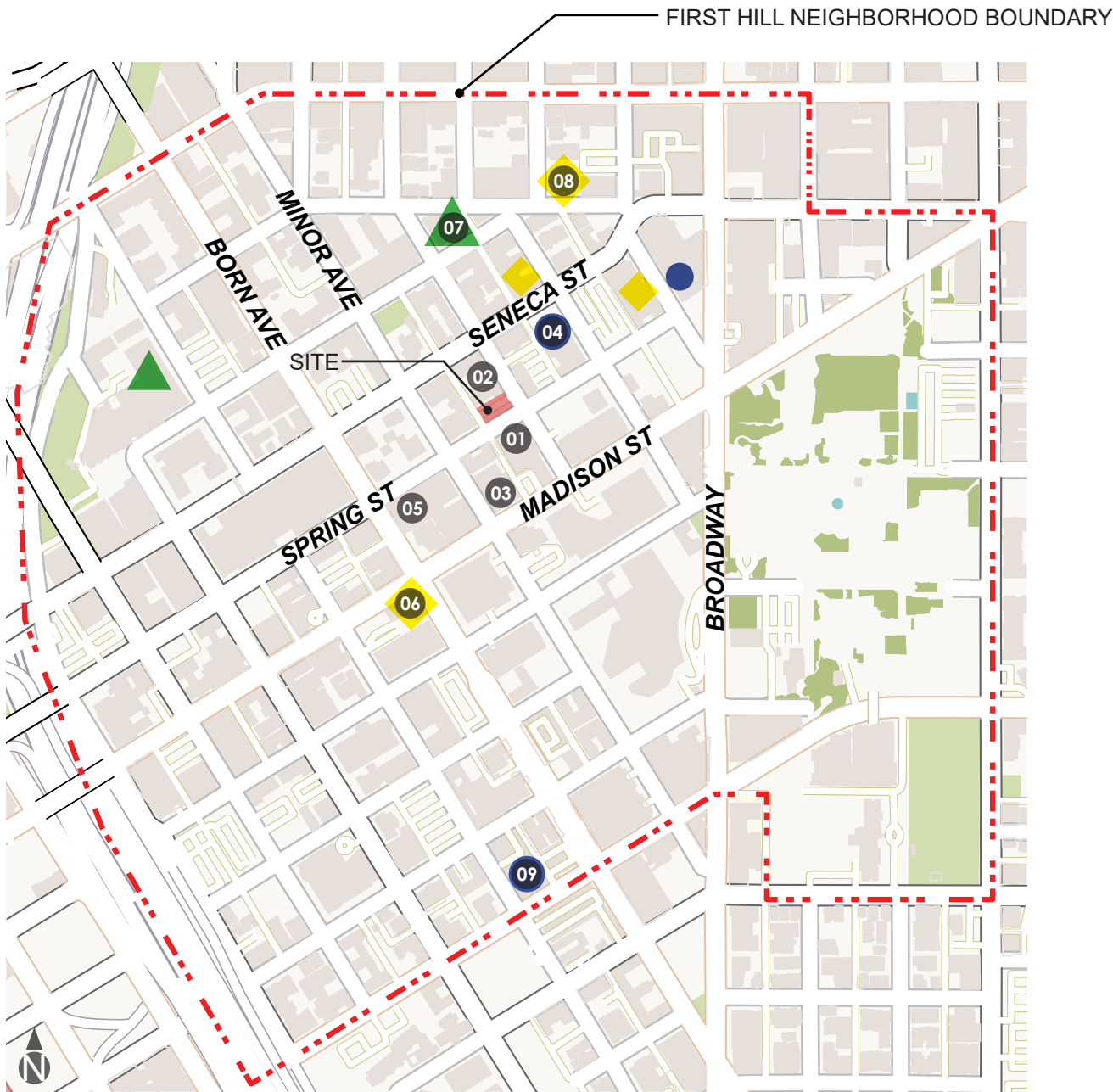
07 1320 UNIVERSITY ST
MATERIALS: METAL AND CONCRETE



08 BOYLSTON FLATS
MATERIALS: BRICK & FIBER CEMENT



09 1001 JAMES
MATERIALS: BRICK & FIBER CEMENT



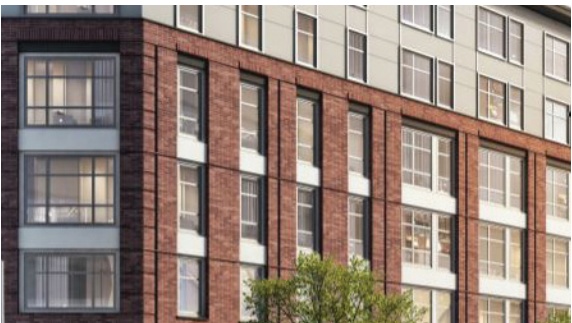
ANALYSIS |

The First Hill Neighborhood has a rich diversity of different building, clad in materials that reflect the time in which they were built, with an emphasis on well detailed, durable materials. Older structures (built in the early 20th century) in the neighborhood (1223 Spring, Tuscan Apartments) are often clad in brick, masonry, and tile. Newer projects (1320 University Street, 1001 James, and Luma Condominiums) often include traditional materials, such as brick and stone, but also incorporate more modern materials such as metal panels, fiber cement, and glass (through larger fenestration).

CONCLUSION |

The proposed material palette includes brick, with detailed sills, soldier courses, and patterning reflecting traditional brick construction as the primary frame expression on the street facing facade. Similar to other new developments in the neighborhood, the palette also incorporates modern, large glazing and a dynamic metal panel pattern as the infill within the brick frame. The commercial grade fiber cement panels are limited to upper stories and non-street facing facades.

MATERIALS - DETAILS



● MASONRY / BRICK FRAME EXPRESSION WITH PANEL / GLAZING INFILL



◆ FIBER CEMENT / STUCCO-LIKE PANELS AS CLADDING



▲ METAL SIDING AS A SECONDARY CLADDING MATERIAL

ENTRY STUDY

KEY

- SITE
- ARTERIAL
- BUS ROUTE
- BIKE ROUTE / LANES
- COMMERCIAL CORRIDOR
- CORNER ENTRY

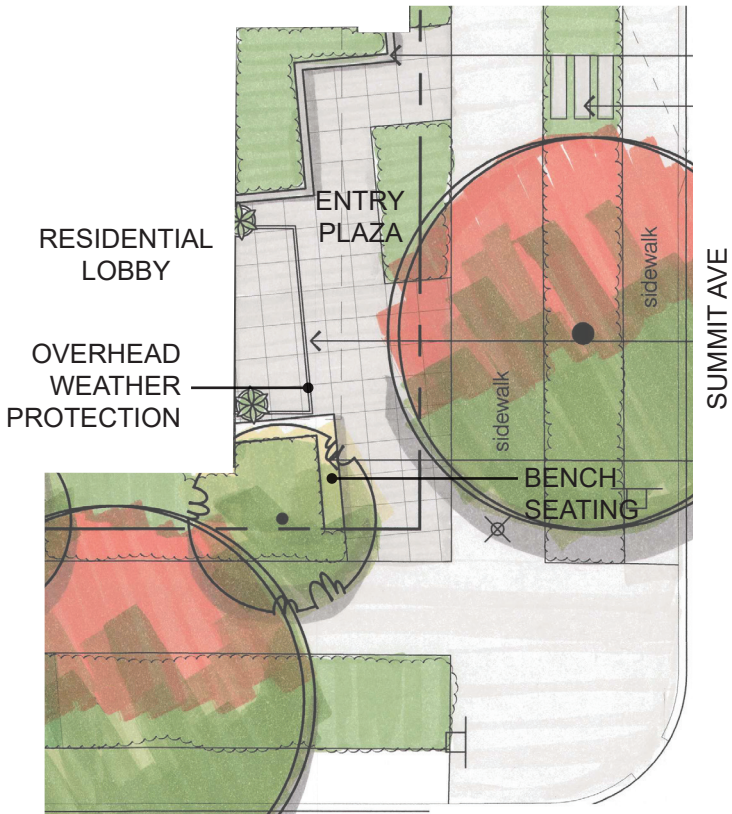
ENTRY AND ACCESS ANALYSIS |

Madison Street is the main commercial road in the area with multiple restaurant options.

Bus routes run along Seneca and access route will be walking South along Summit Ave

Pedestrians will mainly access the site from north/south along Summit.

Bike traffic will mainly access the site along Spring with the anticipated majority coming from Downtown to the West.

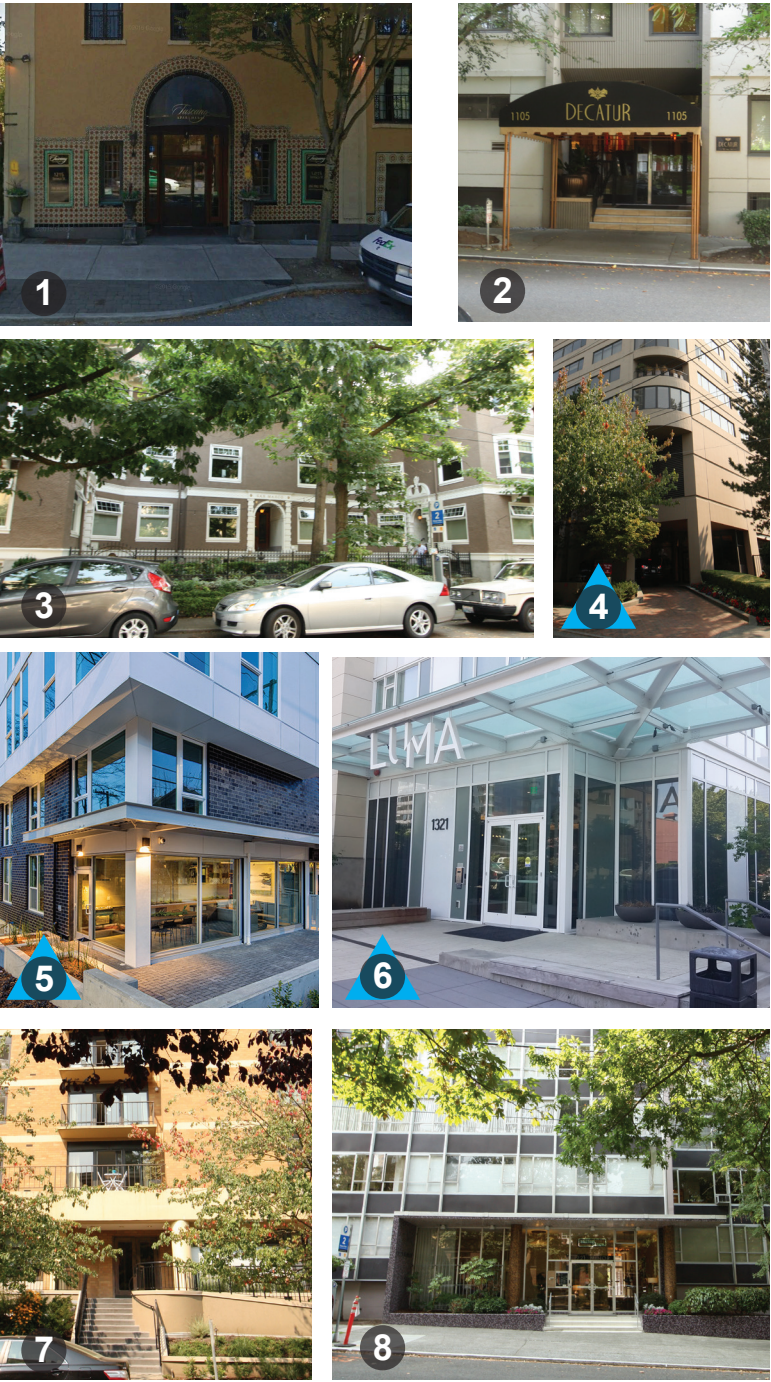


CONCLUSIONS |

The proposed “shifting bars” design parti utilizes a massing shift that creates an open space at the corner of Summit Ave & Spring Street. Our analysis of neighborhood traffic patterns concludes that this corner will likely be where residents and neighbors encounter the site and as such is a natural place for the primary entry. By establishing a corner open space there is an opportunity to activate the corner, both for residents and the neighborhood at larger. Lush landscaping, dynamic hard scape patterns that reflect the geometry of the adjacent lobby and pedestrian amenities such as seating and overhead weather protection create a welcoming extension of the public sidewalk.

EXISTING RESIDENTIAL ENTRY ANALYSIS |

The existing residential entries in the area are diverse in style and location. The range of style is reflective of the organic growth the neighborhood has seen over the past 80 years. The location of the entry, for older buildings, is typically mid-block, or on one of the two facades of a corner lot. , Newer construction on corner lots typically favor an entrance that engages the corner. Both types of entry often recessed into the building or adjacent to a modest courtyard or open space.



▲ RESIDENTIAL ENTRIES

PROPOSED DESIGN

AERIAL VIEWS



LOOKING NORTH



LOOKING WEST



LOOKING SOUTH



LOOKING EAST

STREET VIEWS



LOOKING ACROSS CORNER OF SPRING AND SUMMIT

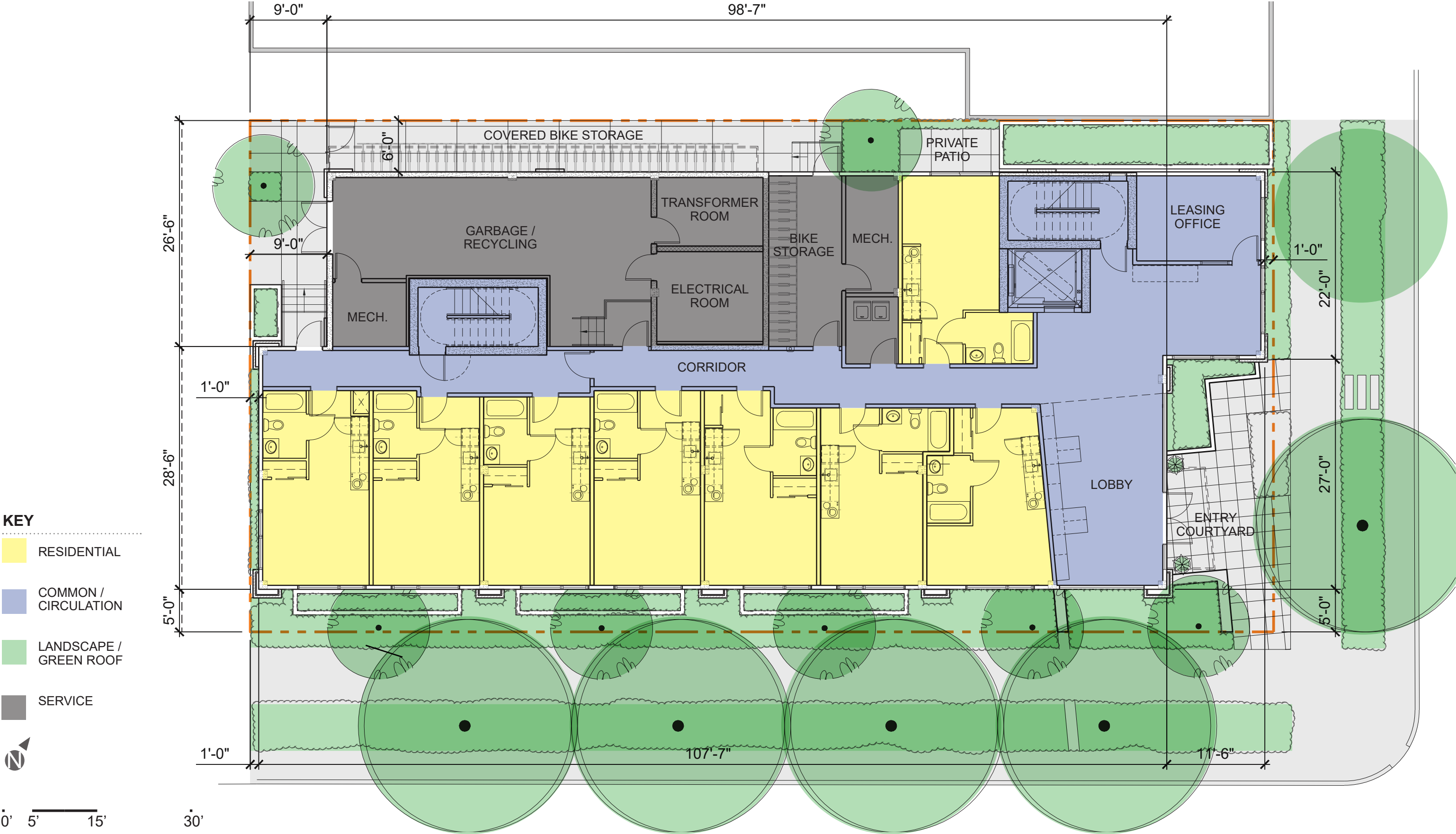


LOOKING ACROSS SPRING



LOOKING ACROSS SUMMIT

FLOOR PLANS | LEVEL 1



- KEY**
- RESIDENTIAL
 - COMMON / CIRCULATION
 - LANDSCAPE / GREEN ROOF
 - SERVICE



0' 5' 15' 30'

JOHNSON CARR, LLC.

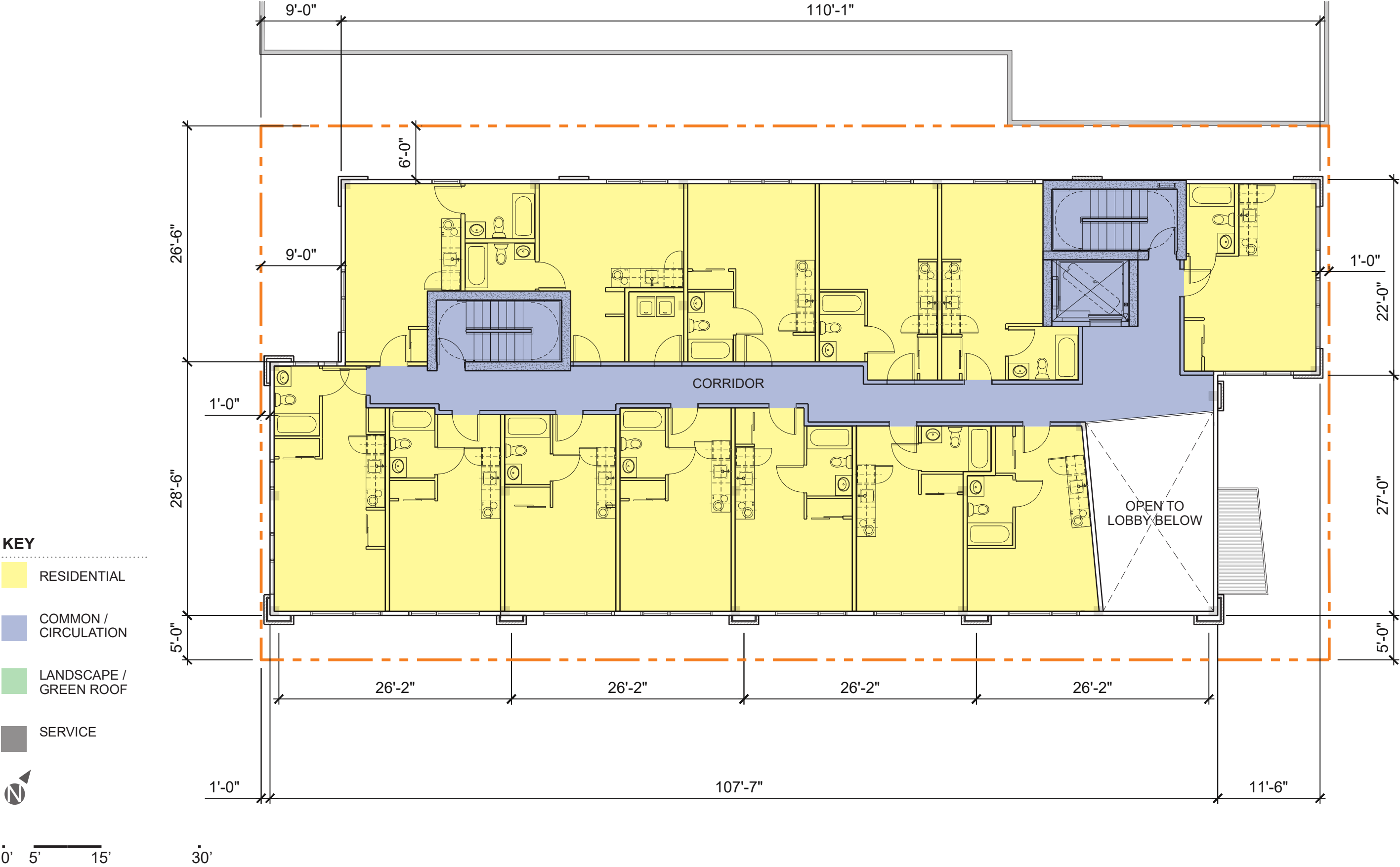
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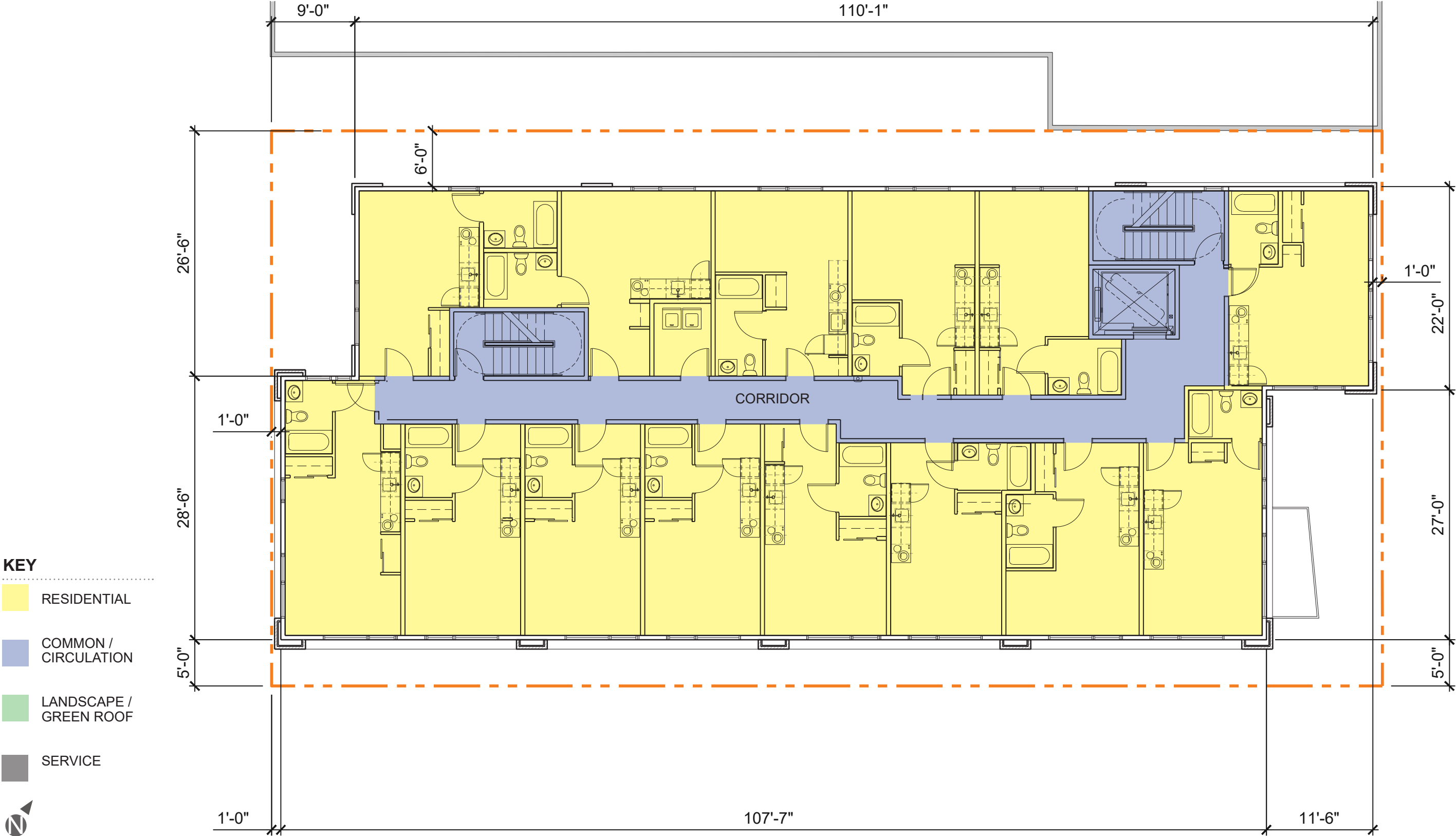
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Floor Plans
LEVEL 1

FLOOR PLANS | LEVEL 2



FLOOR PLANS | LEVELS 3 - 7

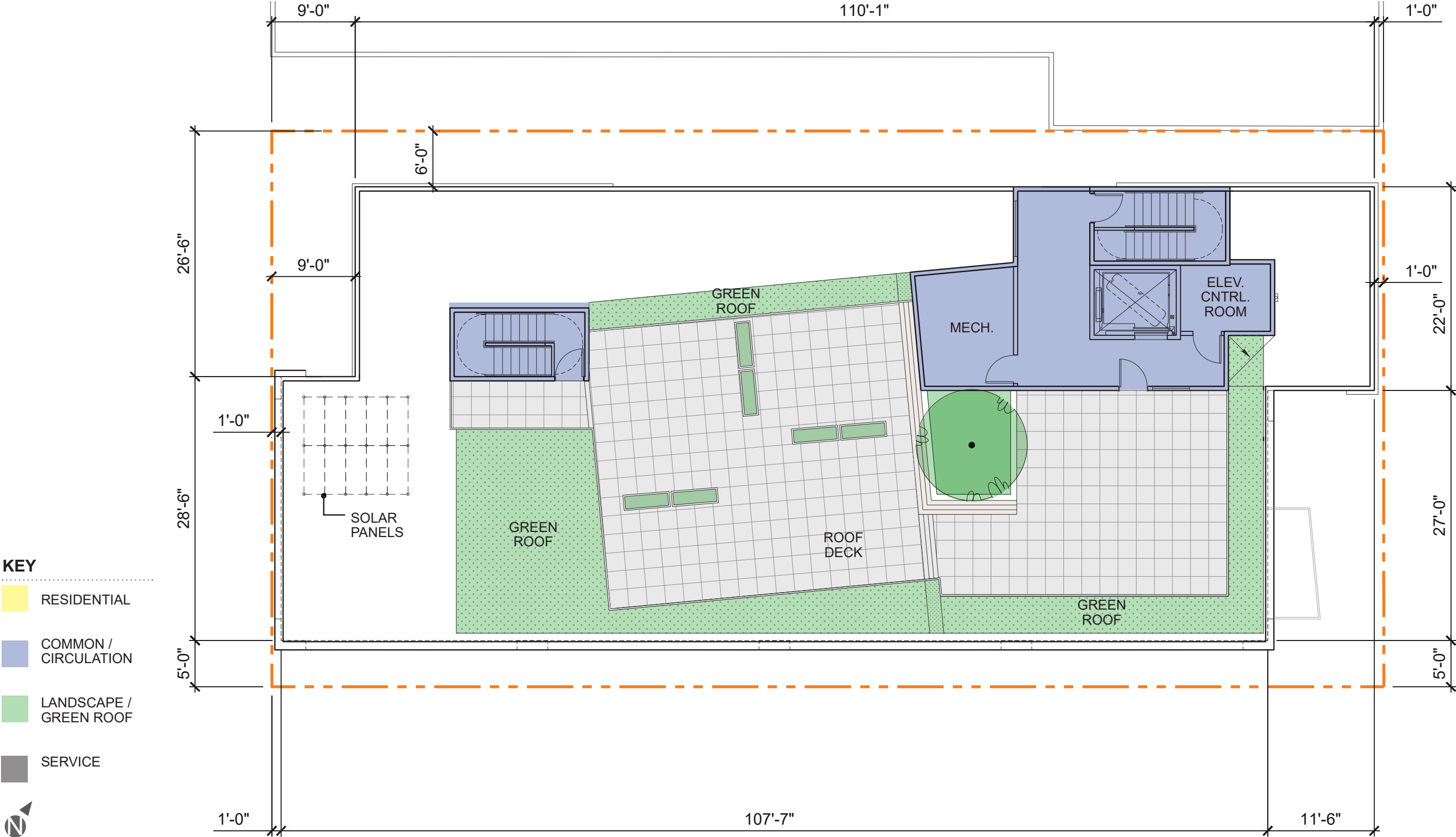


KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- SERVICE

N

0' 5' 15' 30'



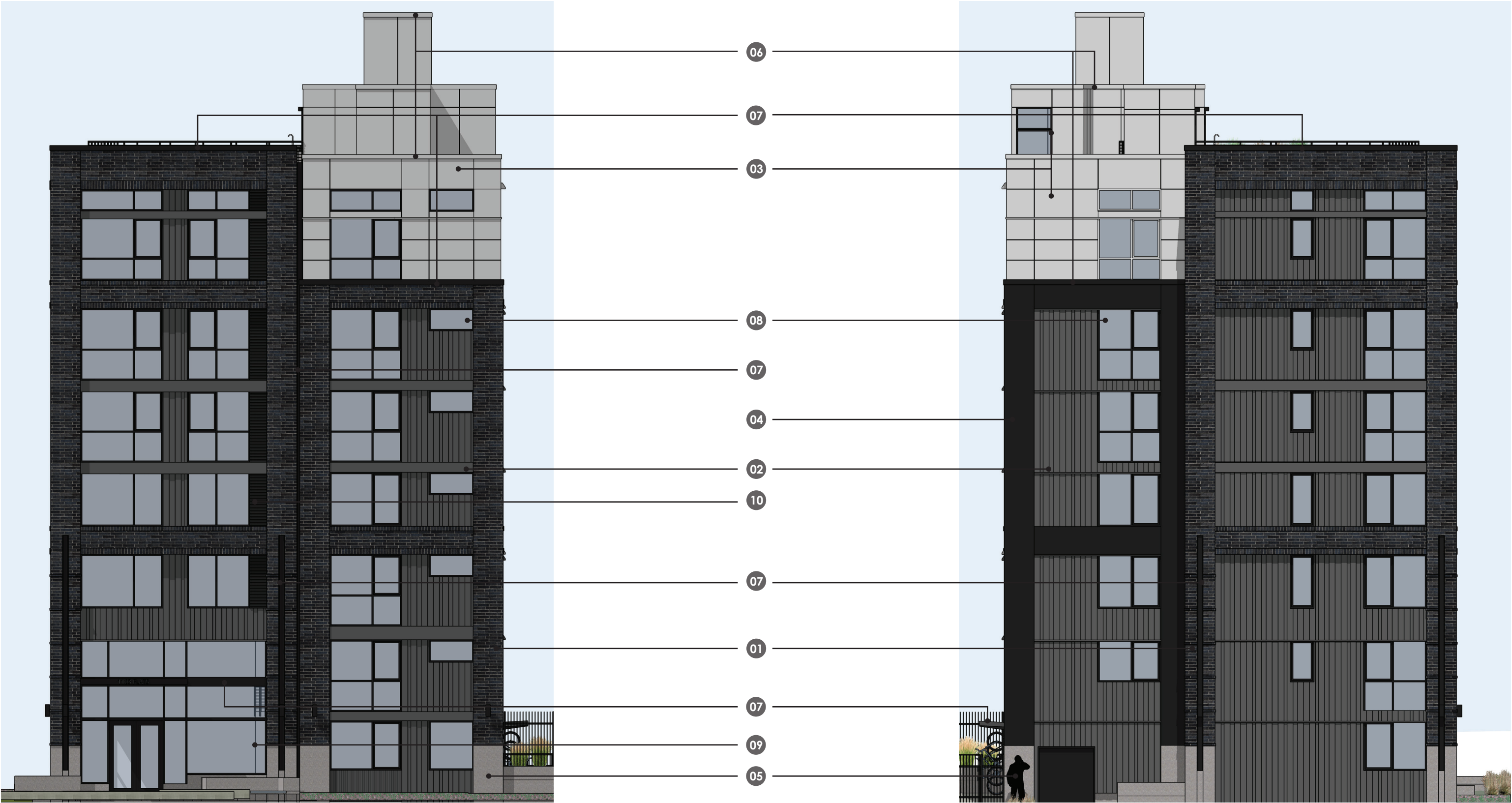
KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- SERVICE

N

0' 5' 15' 30'

EAST & WEST ELEVATIONS



KEY

- | | | | | |
|------------------------------|--|---|---------------------------------|--------------------------------|
| 01 BRICK VENEER COAL CREEK | 03 FIBER CEMENT PANEL SIDING STONINGTON GRAY | 05 CAST IN PLACE CONCRETE NATURAL | 07 METAL TRIM / COPING / ACCENT | 09 ALUMINUM STOREFRONT BLACK |
| 02 METAL SIDING CHARCOAL | 04 FIBER CEMENT PANEL SIDING DARK GREY | 06 METAL TRIM / FLASHING MATCH ADJACENT FIELD | 08 VINYL WINDOW BLACK VINYL | 10 METAL LOUVER CHARCOAL |

SOUTH ELEVATION



KEY

01 BRICK VENEER COAL CREEK	03 FIBER CEMENT PANEL SIDING STONINGTON GRAY	05 CAST IN PLACE CONCRETE NATURAL	07 METAL TRIM / COPING / ACCENT	09 ALUMINUM STOREFRONT BLACK
02 METAL SIDING CHARCOAL	04 FIBER CEMENT PANEL SIDING DARK GREY	06 METAL TRIM / FLASHING MATCH ADJACENT FIELD	08 VINYL WINDOW BLACK VINYL	10 METAL LOUVER CHARCOAL

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BUILDING ELEVATIONS
SOUTH

17

NORTH ELEVATION



KEY

- 01 BRICK VENEER I COAL CREEK
- 02 METAL SIDING I CHARCOAL

- 03 FIBER CEMENT PANEL SIDING I STONINGTON GRAY
- 04 FIBER CEMENT PANEL SIDING I DARK GREY

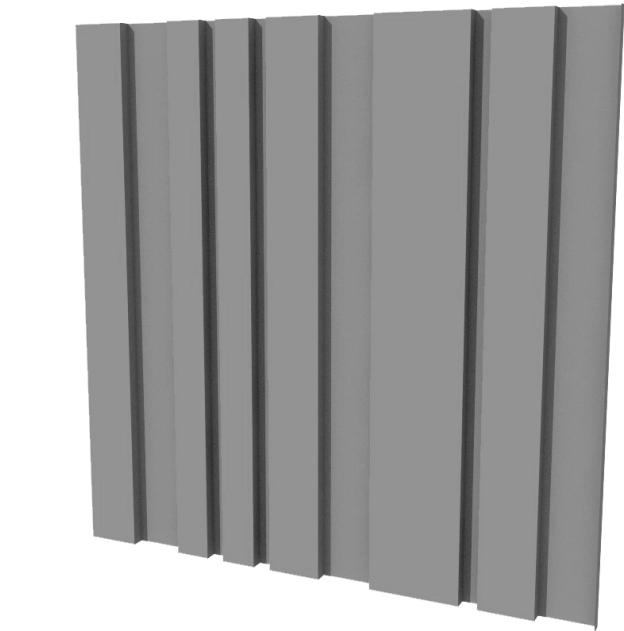
- 05 CAST IN PLACE CONCRETE I NATURAL
- 06 METAL TRIM / FLASHING I MATCH ADJACENT FIELD

- 07 METAL TRIM / COPING / ACCENT
- 08 VINYL WINDOW I BLACK VINYL

MATERIALS



01 GRAVEL GRAY
BRICK VENEER



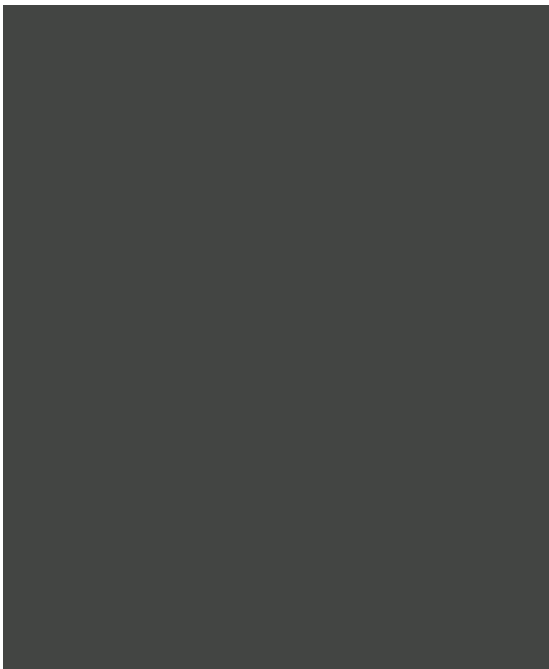
02 CHARCOAL
METAL SIDING - DYNAMIC PROFILE PATTERN



03 STONINGTON GRAY
FIBER CEMENT PANEL SIDING



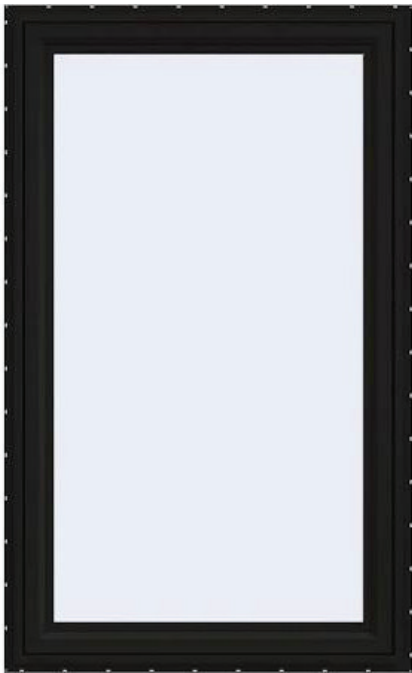
04 CLOAK GRAY
FIBER CEMENT PANEL SIDING



05 METAL ACCENTS | IRON ORE
CANOPY, TRIM, RAILINGS



07 IRON ORE
METAL TRIM / COPING / ACCENT



08 WINDOWS | BLACK
VINYL



09 STOREFRONT
BLACK ANODIZED

STREETSCAPE VIEWS



OVERALL VIEW OF STREETSCAPE ALONG SPRING STREET
Along Spring Street new street trees in the right-of-way planting strip pair with trees in the setback between the building and the sidewalk to create a verdant landscape that integrates with the lush landscaping elsewhere along Spring street. Low shrubs, grasses, and plantings are combined with hardy ground covers to form a richly textured pedestrian experience.



STREETSCAPE VIEW ALONG SPRING STREET LOOKING SOUTHWEST
The verdant, landscaped buffer along Spring Street terminates in an entry plaza at the corner of Spring and Summit, where the canopy, planters, and hard-scape patterning reflect the lobby's angled geometry, adding a dynamic quality to the courtyard.



STREETSCAPE VIEW ALONG SPRING LOOKING NORTH EAST



STREETSCAPE VIEW ALONG SUMMIT LOOKING SOUTH EAST

AMENITY SPACES



FRONT ENTRY COURTYARD

The building's mass at the corner has been carved away to create a generous entry plaza adjacent to the two-story, high transparency lobby. Pedestrian amenities such as lush landscaping, overhead canopy, and seating walls activate the corner and create a shared space between the residents and the neighborhood.



ALLEY COURTYARD WITH BICYCLE PARKING

Service uses (bicycle parking and garbage / recycling) are accessed off the alley, allowing lush landscaping along the entirety of the street facing facades. A recessed courtyard off the alley mirrors the one located at Summit & Spring, while adding life and vibrancy to the alley

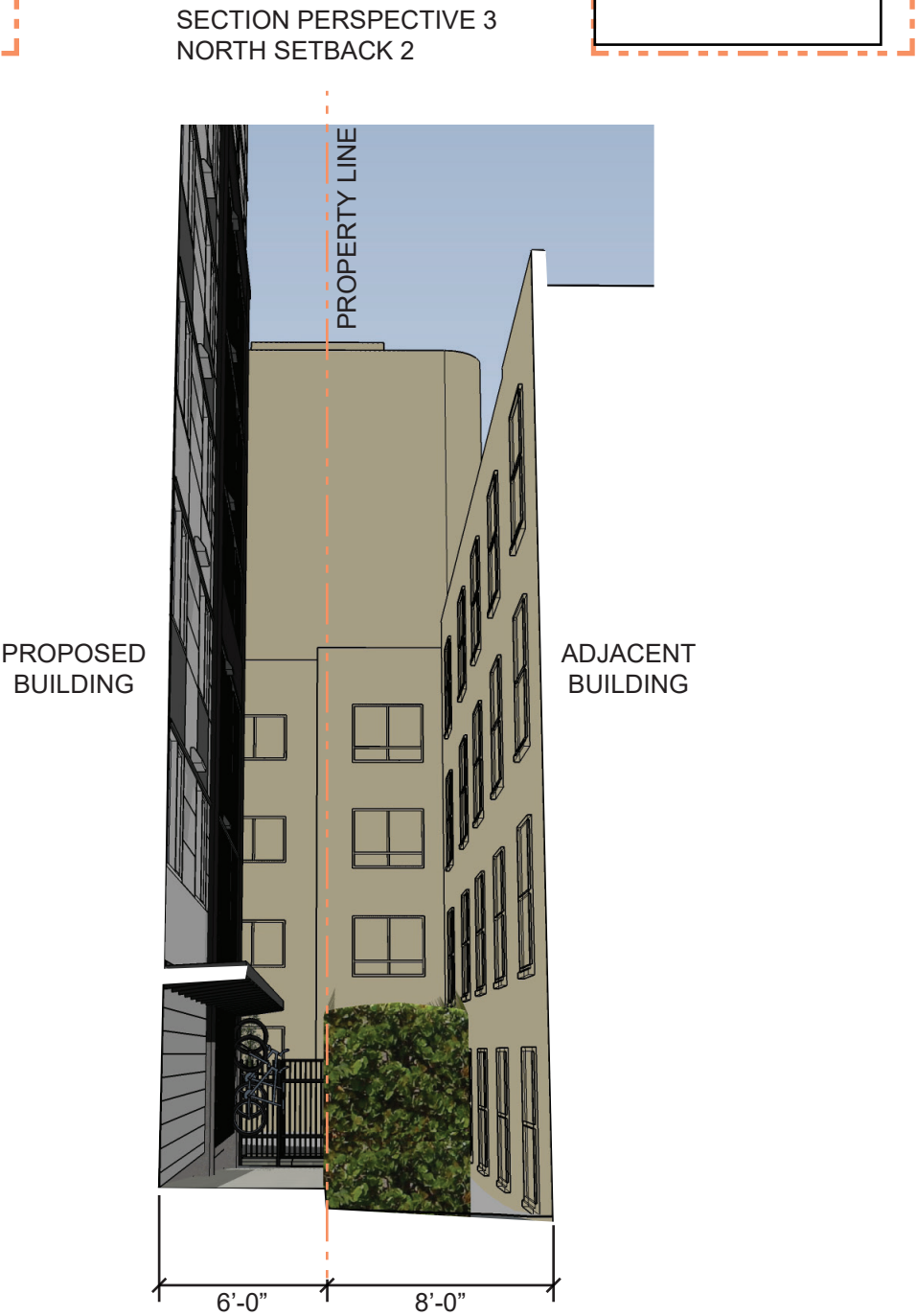
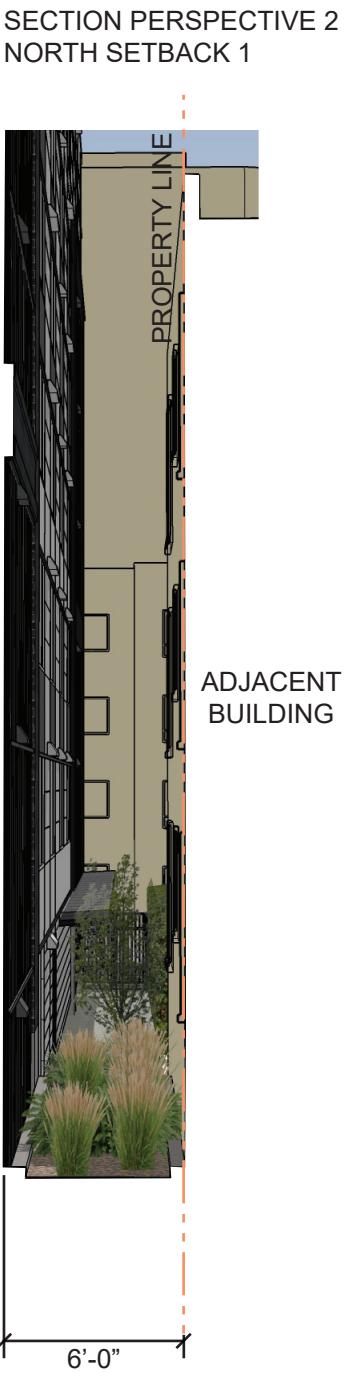
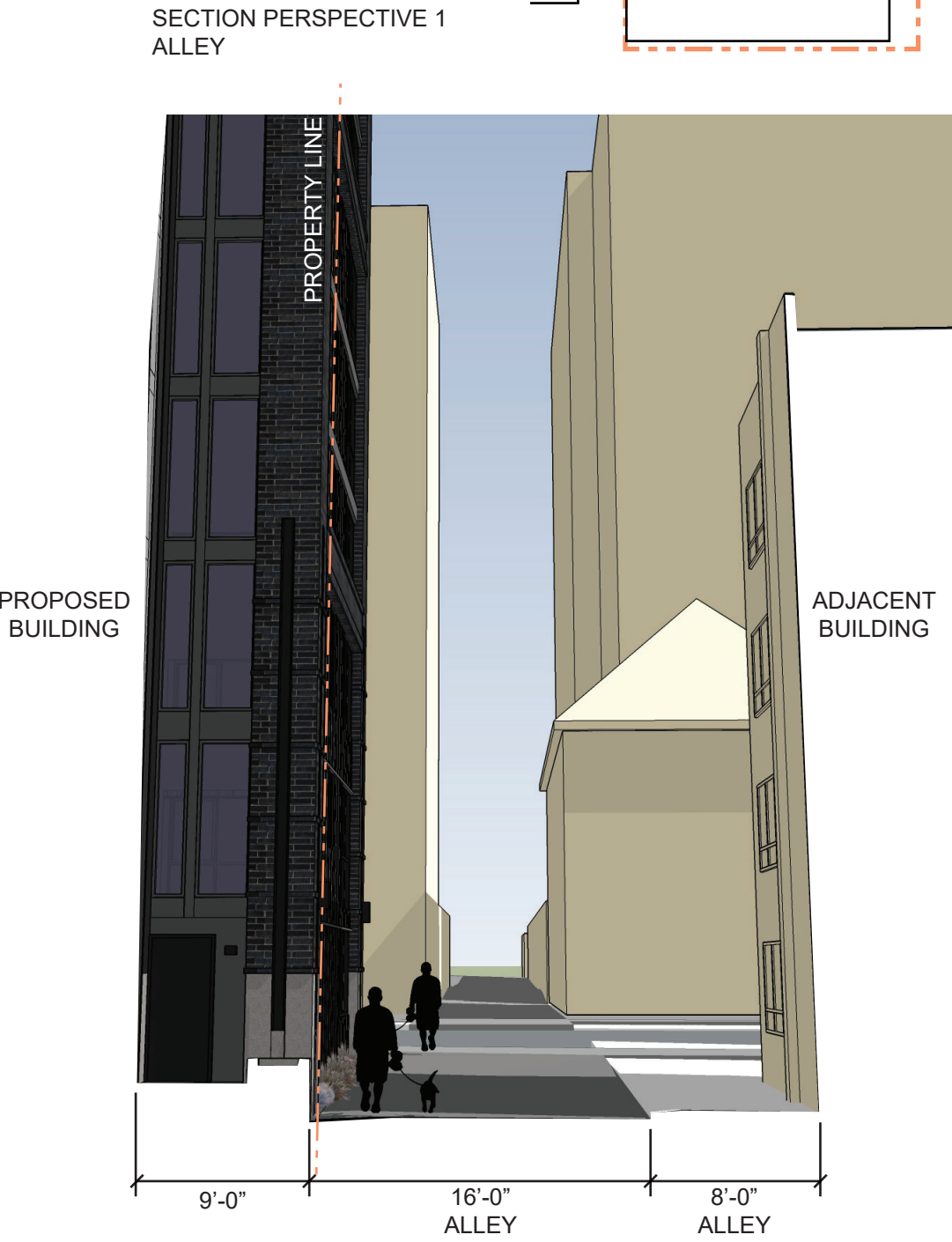


ROOFTOP DECK LOOKING TOWARDS DOWNTOWN SEATTLE



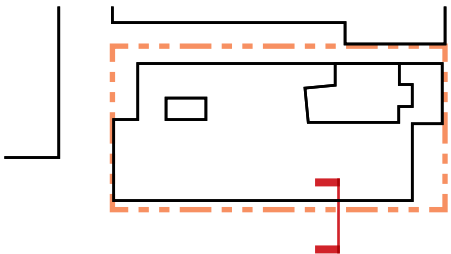
SEATING AREA ON ROOFTOP DECK

ADJACENCIES

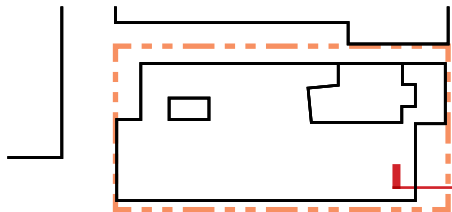


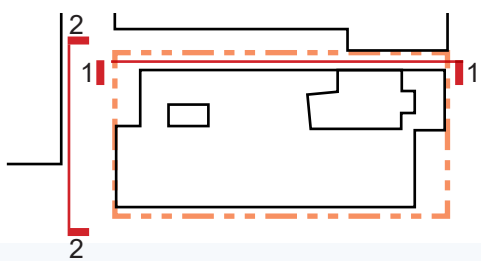
ADJACENCIES

SECTION PERSPECTIVE 4
SPRING STREET



SECTION PERSPECTIVE 5
SUMMIT AVE





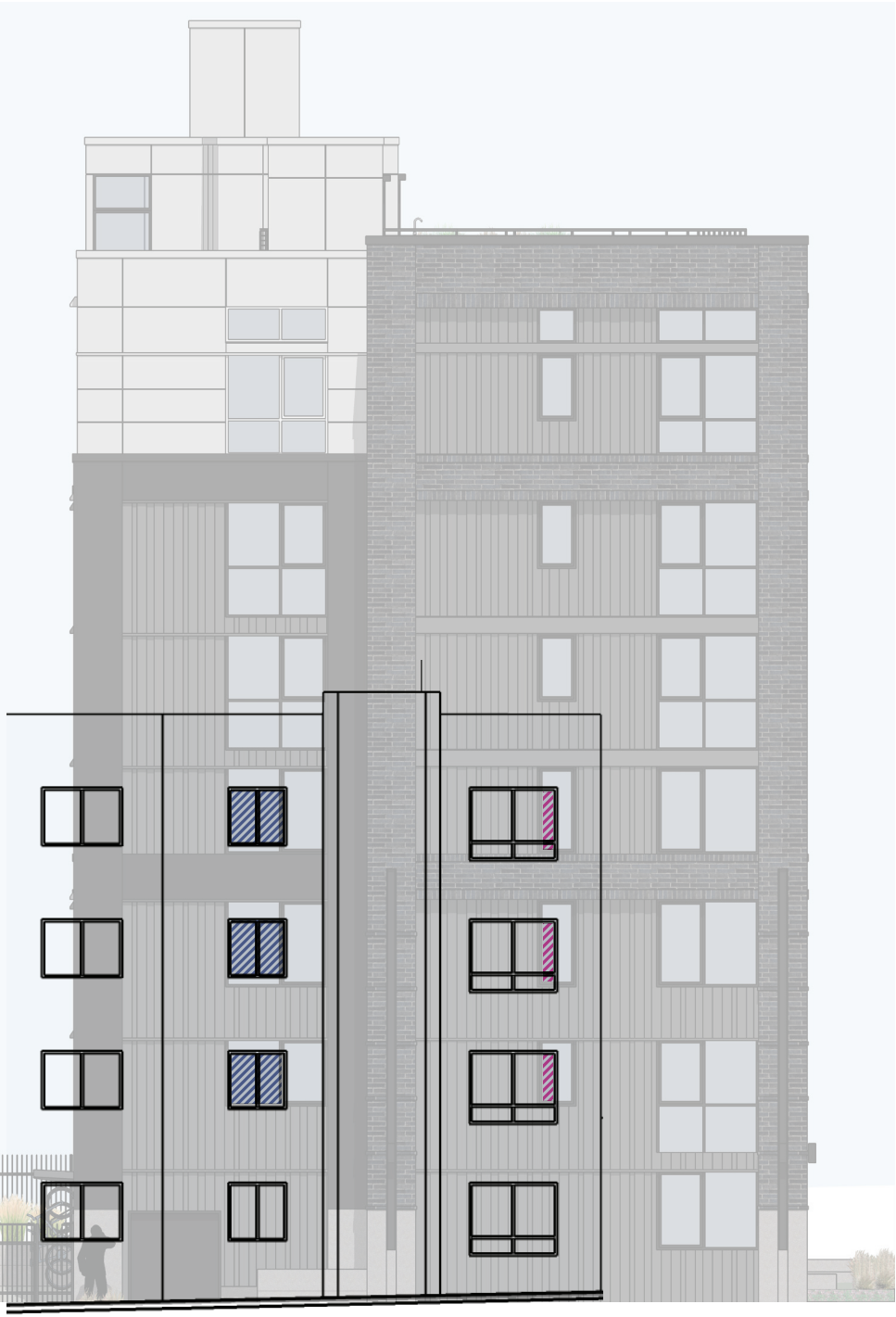
1

- WINDOWS 6' FROM ADJACENT FACADE
- WINDOWS 14' FROM ADJACENT FACADE
- WINDOWS 25' FROM ADJACENT FACADE
- WINDOWS 33' FROM ADJACENT FACADE

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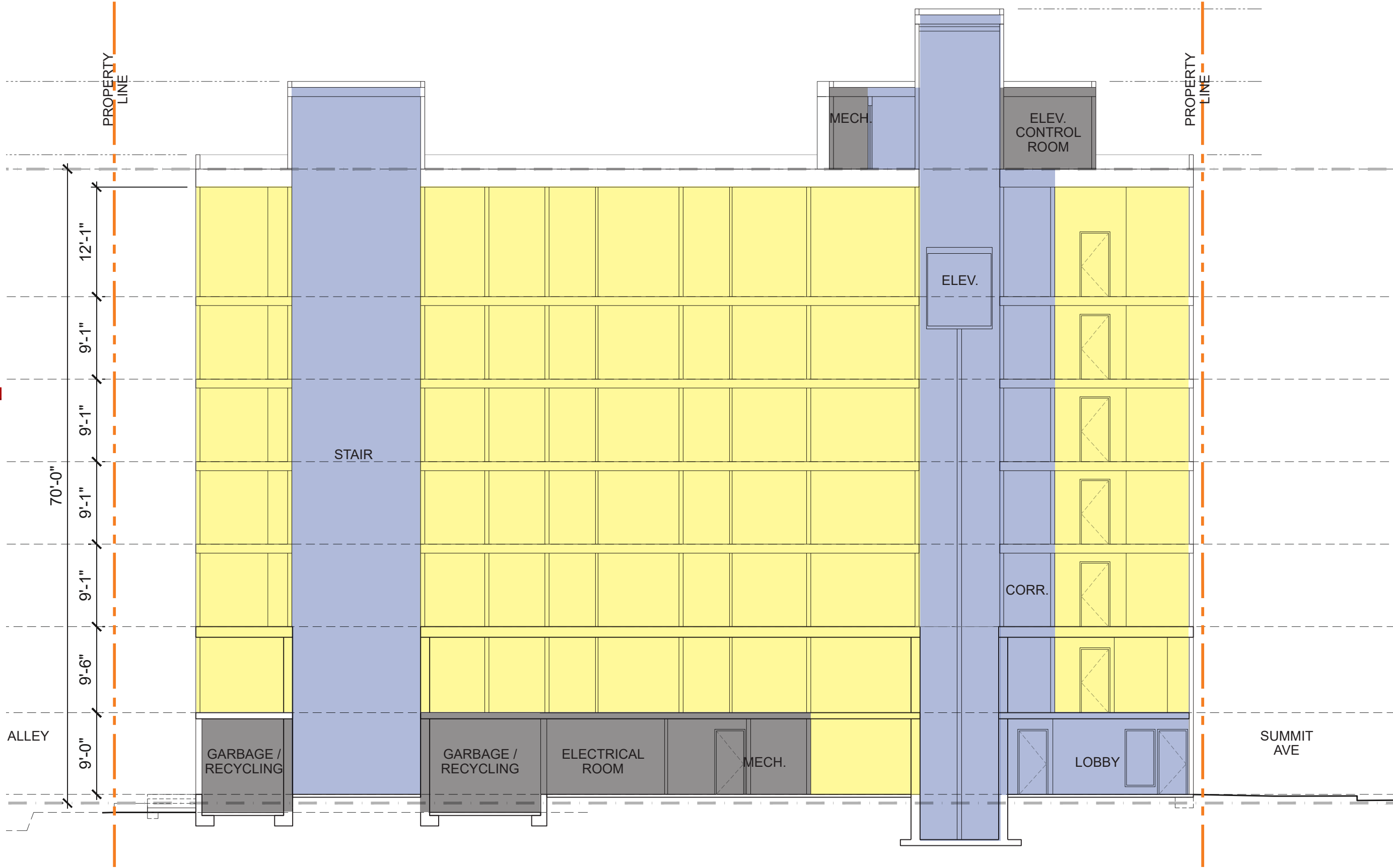
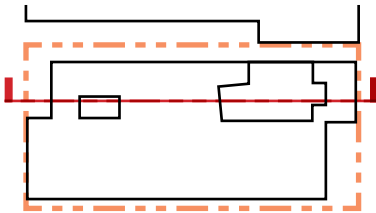


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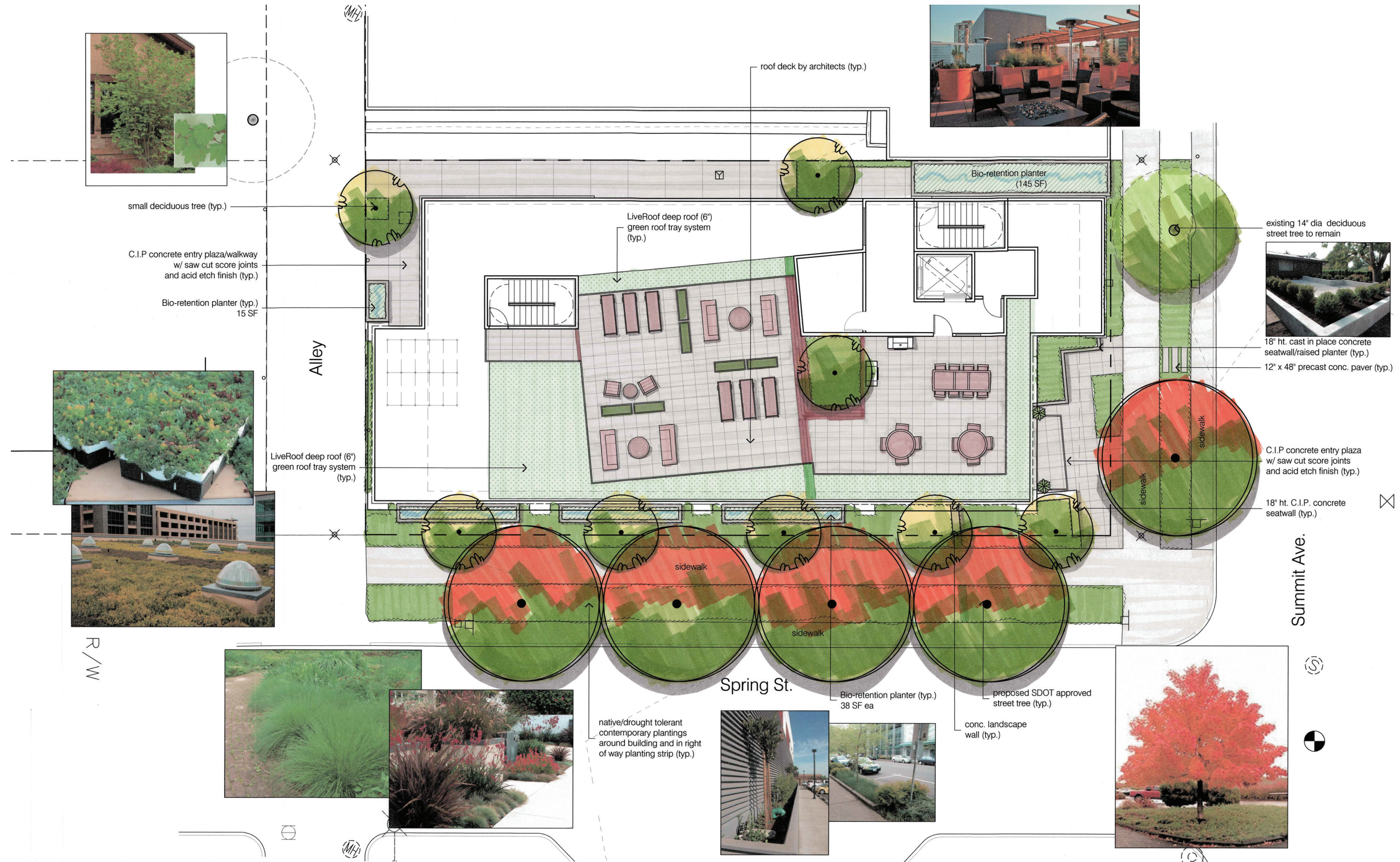
BUILDING SECTION

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE



LANDSCAPE





ENTRY COURT



STREET EDGE ALONG SPRING STREET

LANDSCAPE



DWARF RED OSIER



TUFTED HAIR GRASS



MARDI GRAS RHODODENDRON



BERRY SMOOTHIE CORAL BELLS



CAVATINE LILLY OF THE VALLEY



ORANGE SEDGE



FIREPOWER HEAVENLY BAMBOO



ELIJAH BLUE FESCUE



WESTERN SWORD FERN



JACK SPRATT NEW ZEALAND FLAX

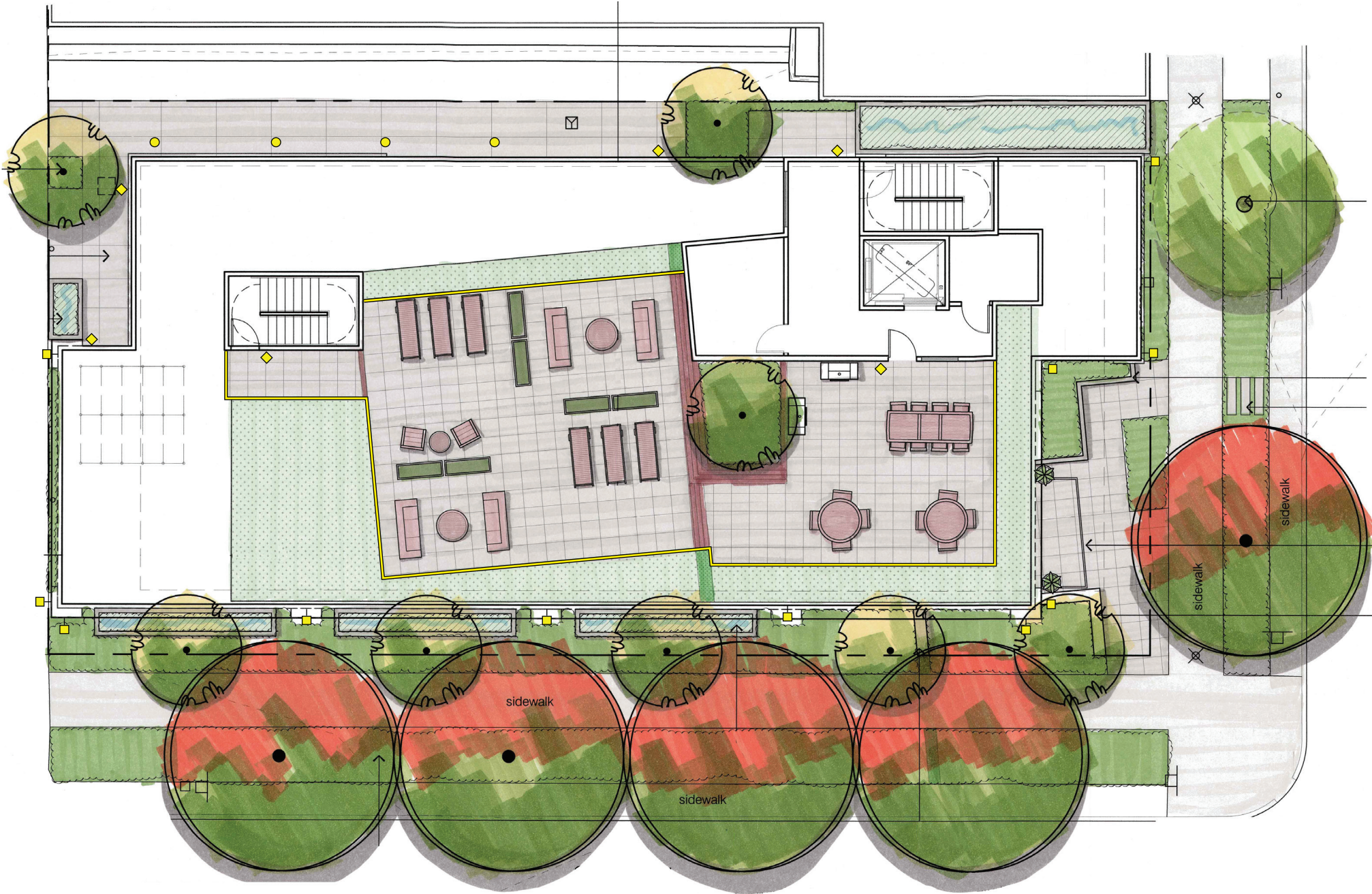


HEAVENLY BAMBOO






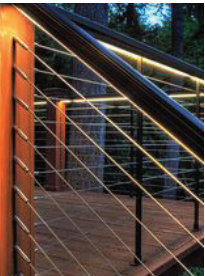




CREEPING BAMBOO

LIGHTING & SIGNAGE



PROPOSED FIXTURES

	LED SQUARE OUTDOOR LIGHTING MANUFACTURER: PROGRESS LIGHTING DIMENSIONS: 6.0" W X 18.0" H	LOCATION(S): ALONG SPRING ST SUMMIT ST AND ALLEY	
	LED WALL SCONCE MANUFACTURER: PROGRESS LIGHTING DIMENSIONS: 6.125" W X 5.0" H	LOCATION(S): PRIVATE AMENITY SERVICE DOORS ROOF PENTHOUSE	
	LED DOWN LIGHTING MANUFACTURER: TBD DIMENSIONS: TO FOLLOW RAILING	LOCATION(S): INTEGRATED INTO ROOF DECK RAILING	
	DOWNLIGHT BLACK MANUFACTURER: KICHLER LIGHTING DIMENSIONS: 8.0" W X 7.3" H	LOCATION(S): BICYCLE PARKING	

PROPOSED SIGNAGE

The proposed signage is minimal and thoughtful, with a tasteful address / apartment name sign incorporated into the canopy above the residential entry.

Size:
Approximately 6" tall X 3'-6" long

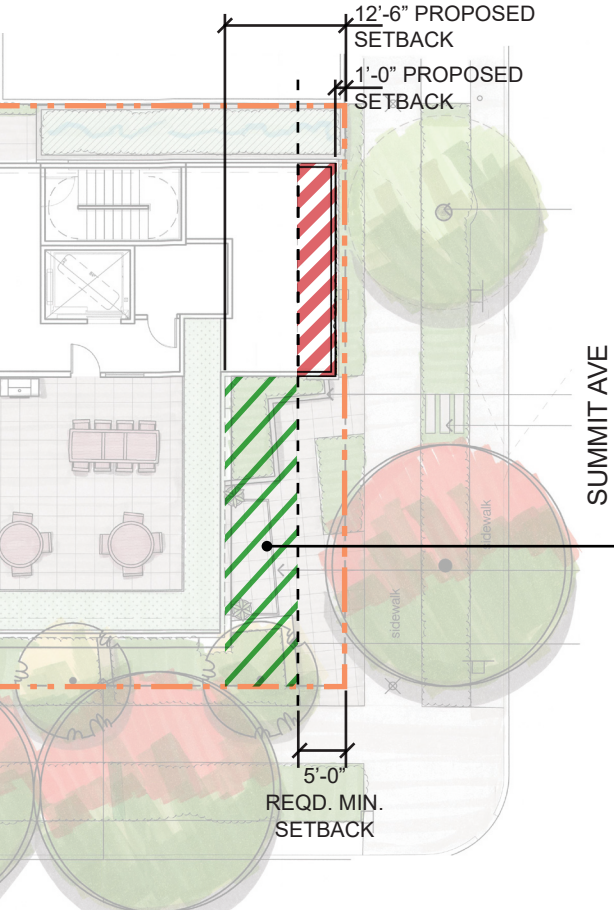
Finish:
Natural metal



REQUESTED DEPARTURES FRONT & REAR SETBACKS | SMC 23.45.518

REQUIREMENT	LOCATION	REQUEST	JUSTIFICATION	APPLICABLE DESIGN GUIDELINES
A FRONT (SUMMIT AVE) SETBACK 5 FEET MINIMUM, 7 FOOT AVERAGE	EAST PROPERTY LINE, ADJACENT TO SUMMIT AVE	4'-0" ENCROACHMENT INTO 5'-0" MINIMUM SETBACK FOR 22 FEET (44%) OF FAÇADE PROPOSED AVERAGE SETBACK OF 7'-5", GREATER THAN 7'-0" MINIMUM REQUIRED	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS1.D.1 ON SITE FEATURE, CS2.B.2 CONNECTION TO THE STREET, CS2.B-3 CHARACTER OF OPEN SPACE, CS2.C. 1 CORNER SITES, CS2.B.4 MASSING CHOICES, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.A.2 COMMON ENTRIES, PL3.A.4 ENSEMBLE OF ELEMENTS, DC2.B.1 FAÇADE COMPOSITION, DC2.C.3 FIT WITH NEIGHBORING BUILDINGS, DC2.D.1&2 HUMAN SCALE AND TEXTURE, AND DC4.A.1 EXTERIOR FINISH MATERIALS BY CREATING AN ENTRY PLAZA / COURTYARD ADJACENT TO THE BUILDING'S ENTRY AND THE PROMINENT CORNER OF SUMMIT AVE & SPRING STREET. THE COURTYARD IS CREATED BY DIVIDING THE STRUCTURE INTO TWO "SHIFTING BARS". THE NORTHERN MASS PROJECTS EAST, TO BETTER RELATE TO THE ZERO LOT LINE SETBACK OF THE NORTHERN ADJACENT BUILDING ALONG SUMMIT AVE, WHILE THE SOUTH MASS SLIPS BACK TO CREATE A VIBRANT ENTRY COURTYARD AND PLAZA. LANDSCAPING, SEATING, AND OVERHEAD WEATHER PROTECTION FURTHER ENHANCE THE FUNCTION AND ENLIVENING THE SPACE.	<ul style="list-style-type: none">CS1.D.1 ON-SITE FEATURECS2.B.2 – CONNECTION TO THE STREETCS2.B.3 – CHARACTER OF OPEN SPACECS2.C.1 – CORNER SITESCS2.B.4 – MASSING CHOICESCS3.A.1 – FITTING OLD AND NEW TOGETHERPL3.A.2 – COMMON ENTRIESPL3.A.4 – ENSEMBLE OF ELEMENTSDC2.B.1 – FAÇADE COMPOSITIONDC2.C.1 VISUAL DEPTH AND INTERESTDC2.C.3 FIT WITH NEIGHBORING BUILDINGSDC2.D.1&2 HUMAN SCALE AND TEXTUREDC4.-A.1 EXTERIOR FINISH MATERIALS

B REAR (WEST) SETBACK 10 FEET MINIMUM (WITH ALLEY)	WEST PROPERTY LINE, ADJACENT TO ALLEY	4'-0" FOOT ENCROACHMENT INTO 5'-0" REQUIRED SETBACK FOR 29'-6" (59%) OF FAÇADE AVERAGE SETBACK OF 4'-3" (40% REDUCTION FROM REQUIRED)	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS2.B.3 CHARACTER OF OPEN SPACE, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.B.1 SECURITY, AND PRIVACY, AND DC2.B.1 FAÇADE COMPOSITION BY CREATING OPEN SPACE ADJACENT TO THE ALLEY, PROVIDING ACCESS TO SERVICE FUNCTIONS AS WELL AS AN ADDITIONAL OPPORTUNITY FOR LANDSCAPING AND GREEN SPACE. THE "SHIFTING BARS" PARTI EXPRESSED ALONG SUMMIT AVE IS REFLECTED ON THE WEST FAÇADE, WITH THE SOUTHERN MASS VISUALLY BLOCKING THE SERVICE ACCESS FROM THE PEDESTRIAN SIDEWALK ALONG SPRING STREET AND ALLOWING THE RIGOROUS SOUTH FAÇADE COMPOSITION TO GRACEFULLY TURN THE CORNER AND INTEGRATE WITH THE WEST FAÇADE.	<ul style="list-style-type: none">CS2.B.3 – CHARACTER OF OPEN SPACECS3-A-1 – FITTING OLD AND NEW TOGETHERPL3-B-1 – SECURITY AND PRIVACYDC2.B1 – FAÇADE COMPOSITION



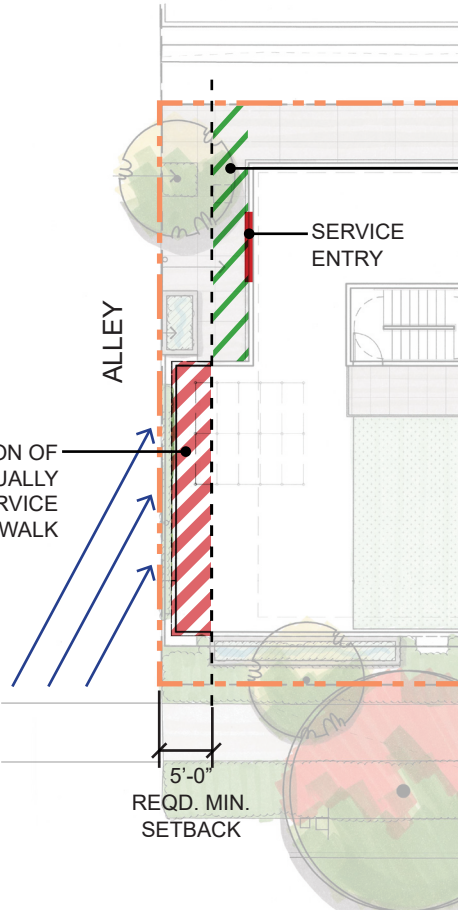
FRONT (SUMMIT AVE) SETBACK

The proposed Summit Ave street frontage is broken into two masses, a design parti that is reflected throughout the building mass (*DC2.B.1 - Facade composition*) The northern mass steps into the setback to relate to the zero setback condition of the adjacent apartment building to the north (*DC2.C.3 - Fit with neighboring buildings*). The south bar shifts inward to create an entry courtyard, providing relief and additional landscaping at the corner (*CS2.B.2 - Connection to the street, CS2.B.3 - Character of Open Space, CS2.C1 - Corner sites, PL3.A.2 - Common entries*)



ENTRY COURTYARD

Includes landscaping, overhead weather protection, and pedestrian amenities (such as seating)



REAR (ALLEY) SETBACK

The “shifting bars” parti that is formed by the Summit Ave courtyard is reflected on the alley facade (*DC2.B.1 - Facade composition*), with the southern portion of the building pulled out, creating an alley edge similar to the apartment building to the north (*CS3.A.1 - Fitting old and new together*) while also visually obscuring the service area from the sidewalk. (*PL3.B.1 - Security and privacy*) Landscape planters and a small ornamental tree add vibrancy to the open space and soften the building edge, while further obscuring the service entry doors. (*CS2.B.3 - Character of open space*)

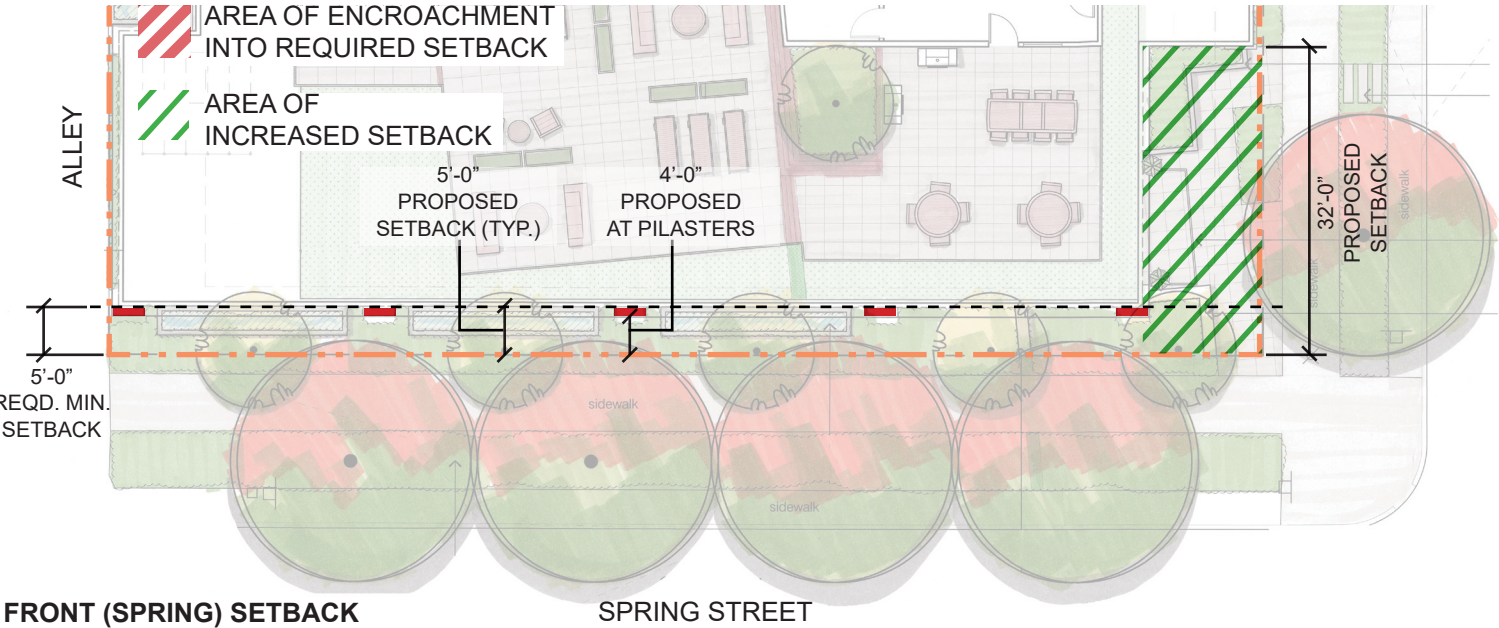
- AREA OF ENCROACHMENT INTO REQUIRED SETBACK
- AREA OF INCREASED SETBACK

- AREA OF ENCROACHMENT INTO REQUIRED SETBACK
- AREA OF INCREASED SETBACK

REQUESTED DEPARTURES | SMC 23.45.518

C FRONT (SOUTH) SETBACK 7 FEET AVERAGE, 5 FEET MINIMUM	SOUTH PROPERTY LINE, ADJACENT TO SPRING STREET	PILASTERS ENCROACH 1'-0" INTO 5'-0" MINIMUM SETBACK AVERAGE SETBACK OF 7'-3", GREATER THAN 7'-0" MINIMUM	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS1.D.1 ON-SITE FEATURE, CS2.B.2 CONNECTION TO THE STREET, CS2.B.3 CHARACTER OF OPEN SPACE, CS2.C.1 CORNER SITES, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.A.2 COMMON ENTRIES, PL3.A.4 ENSEMBLE OF ELEMENTS, DC2.B.1 FAÇADE COMPOSITION, DC2.C.1 VISUAL DEPTH AND INTEREST, DC2.C.3 FIT WITH NEIGHBORING BUILDINGS, DC2.1&2, HUMAN SCALE AND TEXTURE, & DC4.A.1 EXTERIOR FINISH MATERIALS AS THE PROPOSED SOUTH FAÇADE IS COMPLIANT IN OVERALL AVERAGE SETBACK, EXCEEDING THE CODE REQUIREMENT, IN ADDITION TO THE FURTHER 2 FEET OF GREEN SPACE BETWEEN THE PROPERTY LINE AND BACK OF SIDEWALK, PROVIDING FOR A LUSH LANDSCAPED BUFFER, INDICATIVE OF THE EXISTING LANDSCAPE IN THE NEIGHBORHOOD AND ENCOURAGED BY THE BOARD. THE PILASTERS PROVIDE DEPTH AND ESTABLISH A CLEAR COMPOSITIONAL HEIERARCHY. THE RESULT IS A LAYERS OF MATERIALS THAT CREATE VISUAL INTEREST, SHAD, SHADOW, AND RELIEF. THIS PRIMARY ELEMENT IS IN STRONG CONTRAST TO THE SECONDARY AND TERTIARY ELEMENTS DUE TO THE DEPTH REQUESTED.	<ul style="list-style-type: none">• CS1.D.1 – ON-SITE FEATURE• CS2.B.2 – CONNECTION TO THE STREET• CS2.B.3 – CHARACTER OF OPEN SPACE• CS2.C.1 – CORNER SITES• CS2.B.4-MASSING CHOICES• CS3.A.1 – FITTING OLD AND NEW TOGETHER• PL3.A.2 – COMMON ENTRIES• PL3.A.4 – ENSEMBLE OF ELEMENTS• DC2.B.1 – FAÇADE COMPOSITION• DC2.C.1 VISUAL DEPTH AND INTEREST• DC2.C.3 - FIT WITH NEIGHBORING BUILDNGS• DC2.D.1&2 - HUMAN SCALE AND TEXTURE• DC4.A.1 - EXTERIOR FINISH MATERIALS
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D SIDE (NORTH) SETBACK, UPPER LEVELS 10 FEET AVERAGE, 7 FEET MINIMUM, 42 FEET ABOVE AVERAGE GRADE PLANE	NORTH & SOUTH PROPERTY LINE, UPPER LEVELS (6 & 7)	AVERAGE SETBACK OF 7'-6", MINIMUM SETBACK OF 6'-0", (27% REDUCTION FROM REQUIRED)	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS2.D.5 RESPECT FOR ADJACENT SITES, CS3.A.1 FITTING OLD AND NEW TOGETHER, CS3.A.4 EVOLVING NEIGHBORHOODS, DC2..A2 REDUCING PERCEIVED MASS, AND DC2.B.1 FAÇADE COMPOSITION BY ALLOWING THE SIMPLE, "SHIFTING BARS" MASSING OF THE PROJECT TO BE UNINTERRUPTED BY SETBACKS THAT WOULD NOT BE REQUIRED OF A TALLER, HIRISE BUILDING PROPOSAL. INSTEAD DISTINCT, THOUGHTFUL BREAKS IN MATERIAL MITIGATE THE PROPOSED STRUCTURE'S PERCEIVED MASS IN A THOUGHTFUL COHERENT COMPOSITION. ADDITIONALLY, WE PROPOSED A "STEPPING DOWN" EXPRESSION FROM THE TALLER BUILDINGS TO THE SOUTH, TO THE SHORTER ADJACENT STRUCTURE TO THE NORTH.	<ul style="list-style-type: none">• CS2.D.5 – RESPECT FOR ADJACENT SITES• CS3.A.1 – FITTING OLD AND NEW TOGETHER• CS3.A.4 – EVOLVING NEIGHBORHOODS• DC2.A.2 – REDUCING PERCEIVED MASS• DC2.B.1 – FAÇADE COMPOSTION



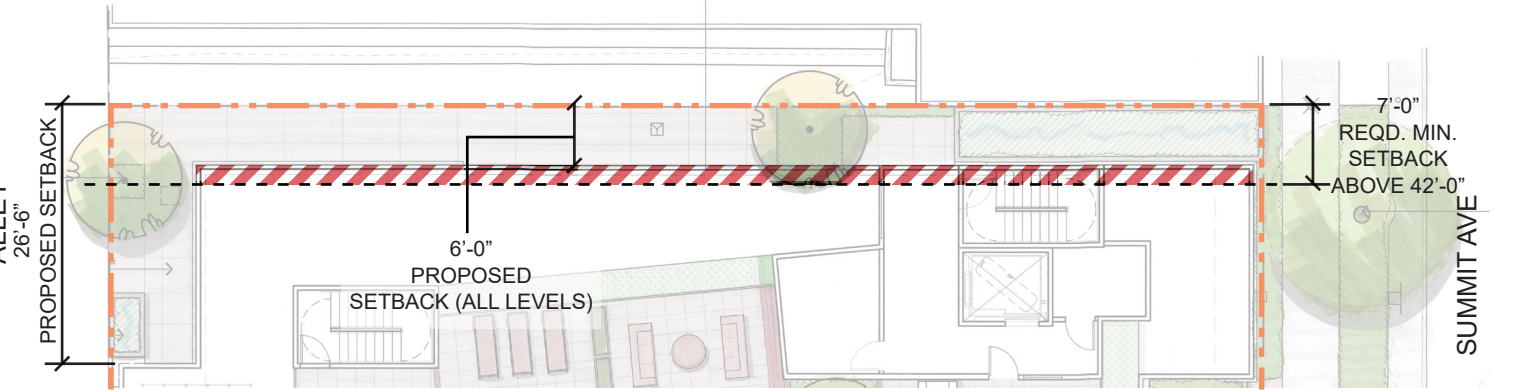
FRONT (SPRING) SETBACK

The proposed front setback along spring exceeds the code required 7'-0" average setback, providing for a lush landscape buffer along Spring Street (CS2.B.3 - Character of open space) as an extension of the landscaped entry courtyard (CS2.B.2 - Connection to the street, CS2.C.1 - Corner sites). The proposed departure is for the expressed pilasters to encroach into the 5'-0" minimum required setback. Due to the sidewalk's location 2'-0" from the property line, there will still be a minimum of 6'-0" of landscaped space between the sidewalk and structure and the proud pilasters allow the masonry frame to express itself in addition to adding detail and texture to the pedestrian realm. (DC2.B.1 - Facade composition, DC2.D.1&2 - Human scale and texture, DC4.A.1 - Exterior finish materials)



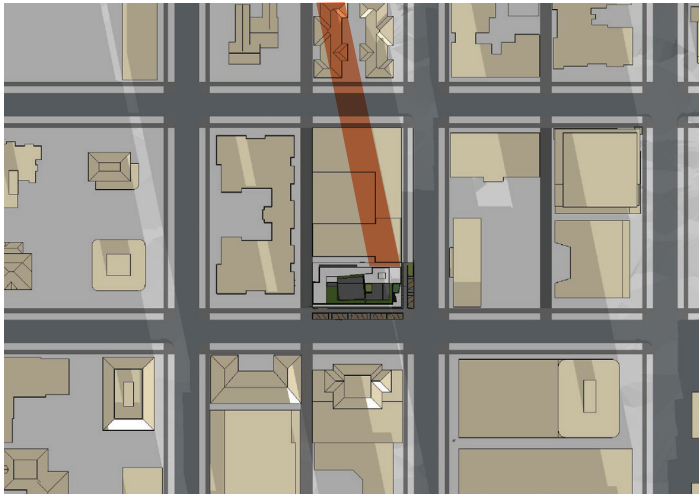
SIDE (NORTH) UPPER LEVEL SETBACK

The north facade has two required setbacks, a smaller 5'-0" minimum, 7'-0" average below 42'-0", which the proposed design exceeds. Above 42'-0" the code requires a 10'-0" minimum and a 7'-0" average. The "shifting bars" parti expressed throughout the building's massing, as well as the small, narrow shape of the site make upper level setbacks additional modulation that needlessly clutters the overall composition and design of the building. (DC2.B.1 - Facade composition) Instead, the design utilizes thoughtful breaks in material that correlate with the composition and proportions of the other three facades to create a visual break and reduce the north facade's perceived height, while maintaining the integrity of the design parti. (DC2.A.2 - Reducing perceived mass) Additionally, the 7-story structure creates a natural "stepping down" expression from the 12-story condominium building to the south to the 4-story apartment building to the north. (CS3.A.1 - Fitting old and new together, CS3.A.4 - Evolving Neighborhoods)

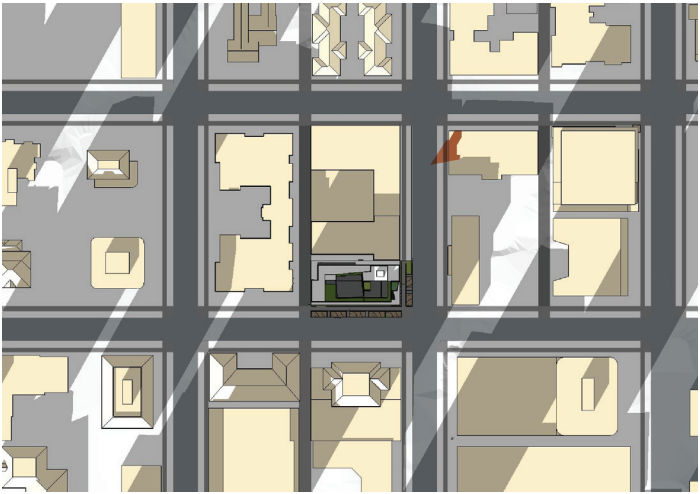


SHADOW STUDY

WINTER SOLSTICE



WINTER SOLSTICE
9 AM



WINTER SOLSTICE
12 PM

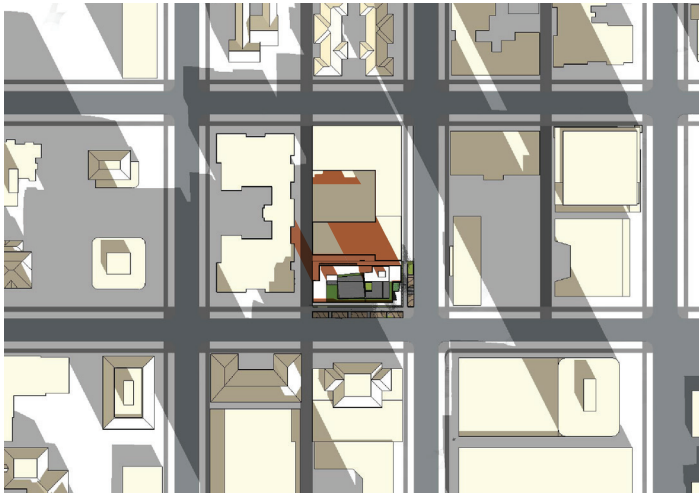


WINTER SOLSTICE
3 PM

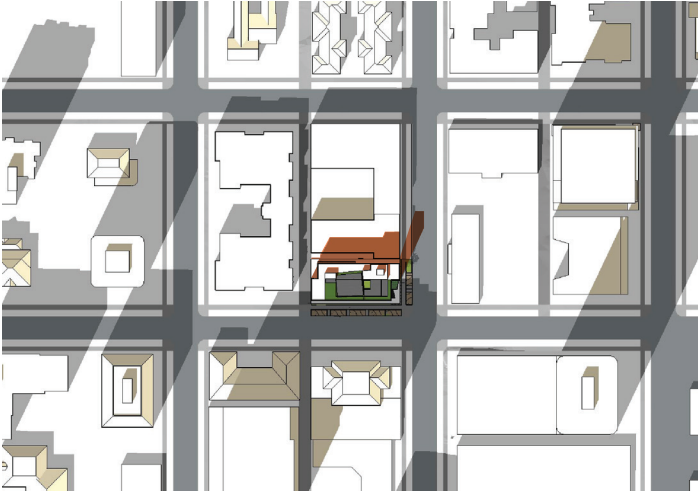
WINTER SOLSTICE |

Due to the taller height of the existing adjacent buildings, particularly to the south of the site, in the winter months, the area is already largely obscured by shadow. The proposed structure's additional shadow impact is minimal.

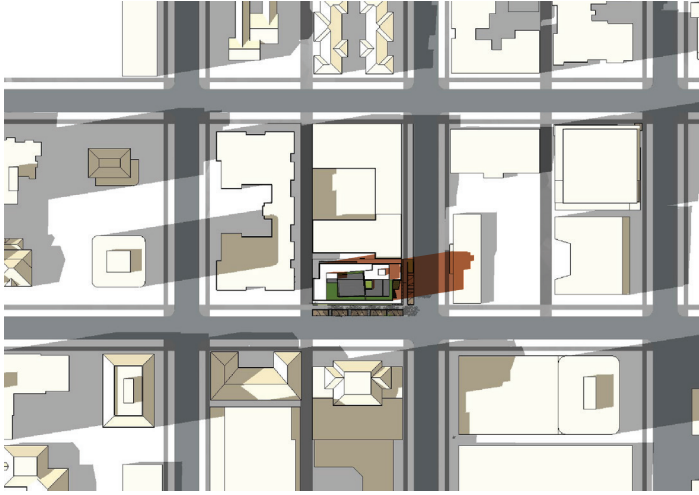
FALL/SPRING EQUINOX



SPRING/FALL EQUINOX
9 AM



SPRING/FALL EQUINOX
12 PM

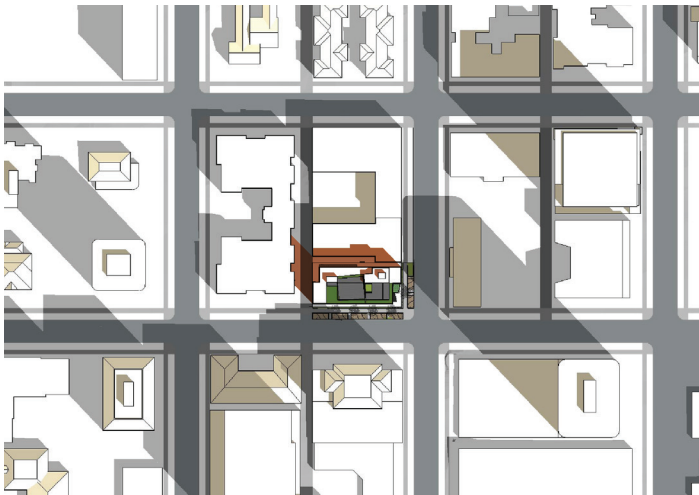


SPRING/FALL EQUINOX
3 PM

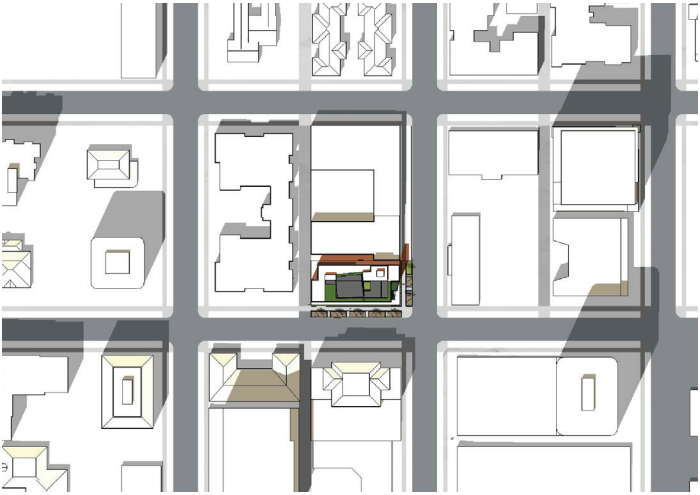
EQUINOXES |

The Tuscany Apartment's central courtyard is building largely shaded in the morning by the south wing of the Tuscany Apartments. In the afternoon, the proposed structure shade's only unoccupied roofs and the Summit Ave right of way.

SUMMER SOLSTICE



SUMMER SOLSTICE
9 AM



SUMMER SOLSTICE
12 PM



SUMMER SOLSTICE
3 PM

SUMMER SOLSTICE |

In the morning the proposed structure shades only the Tuscany Apartment's unoccupied roof and the alley. In the afternoon and evenings, it shades only the Summit Ave right of way.

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD



JOHNSON CARR, LLC.

skidmore
janette

architecture
planning
design

1103 SUMMIT AVE

RECOMMENDATION
06/27/2018 #3028322

WORK SAMPLES
SKIDMORE JANETTE APD

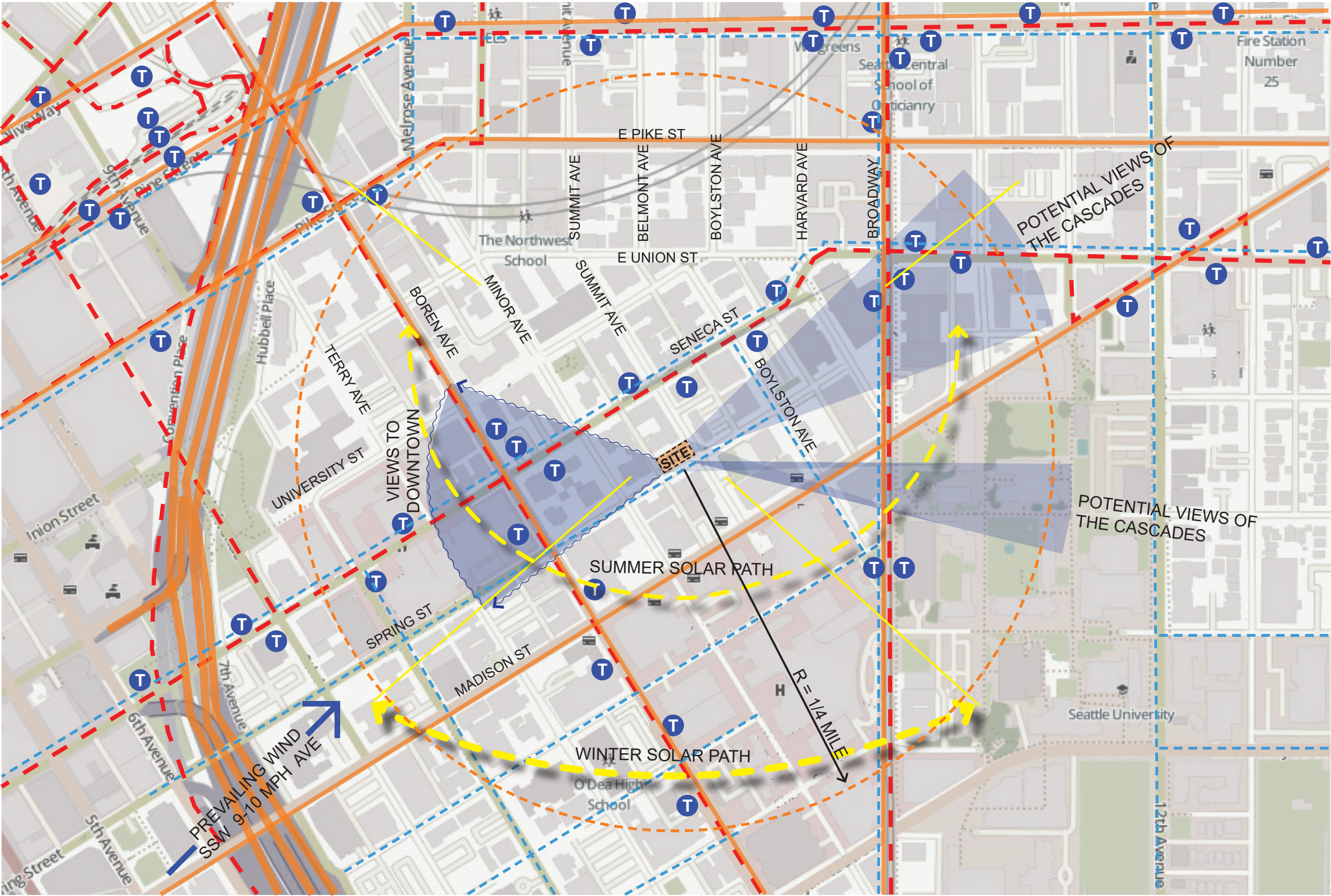
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APPENDIX

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- VIEW OPPORTUNITIES



NEIGHBORHOOD AMENITIES & OPEN SPACE



1 JIMMY JOHN'S



2 SWEDISH MEDICAL CENTER



3 CAFE BAKERY



4 KEY BANK



5 FIRST HILL PARK



6 VIRGINIA MASON HOSPITAL AND ER



7 QFC GROCERY STORE



8 SEATTLE UNIVERSITY



9 O'DEA HIGH SCHOOL

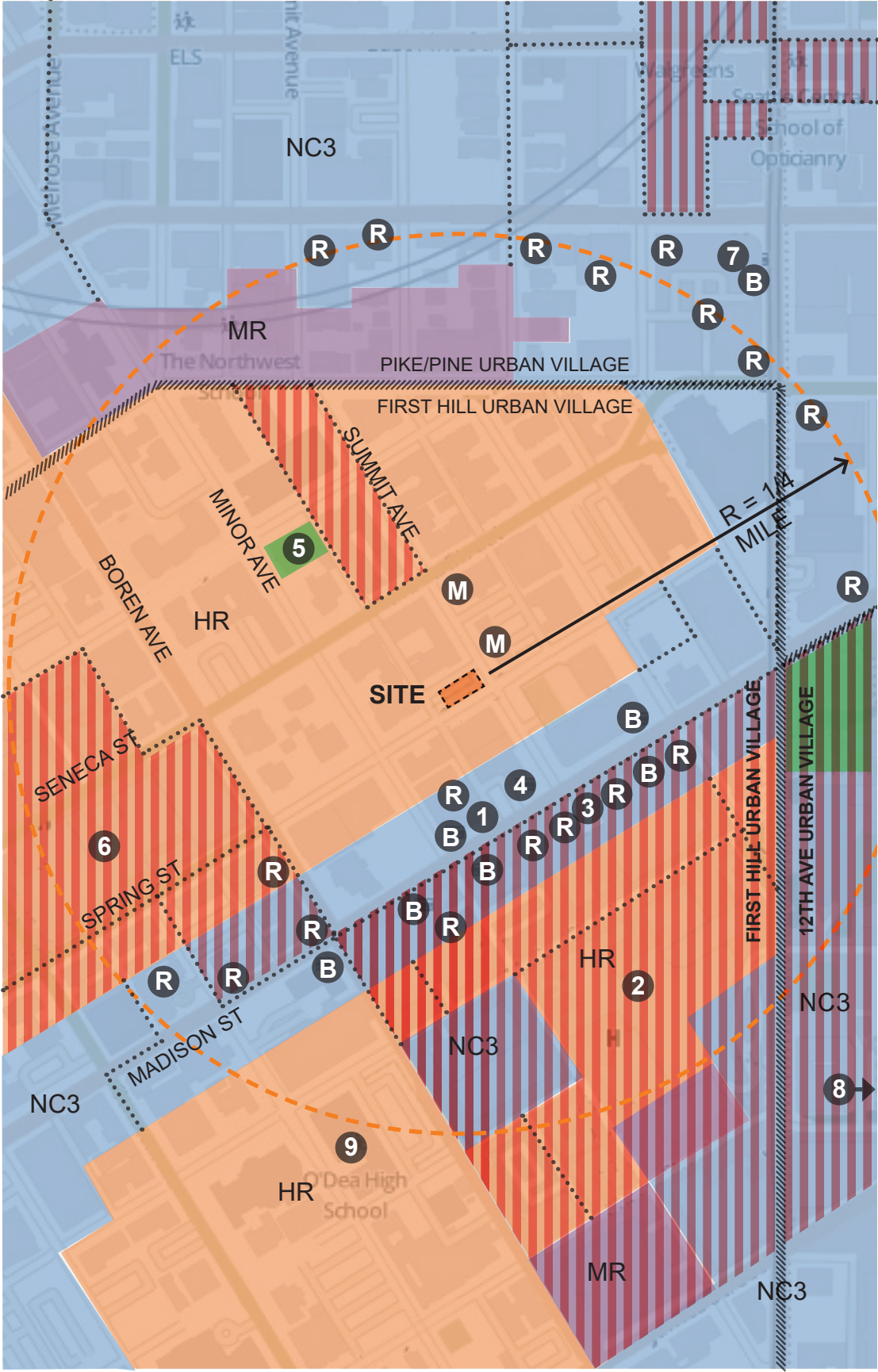
JOHNSON CARR, LLC.

skidmore
janette architecture
planning
design

1103 SUMMIT AVE

ZONING MAP

- KEY
- LR ZONES
 - NC3
 - MR
 - HR
 - PARK/OPEN
 - MIO OVERLAY
 - BOUNDARIES BETWEEN ZONING
 - R RESTAURANTS
 - M MEDICAL FACILITIES
 - B BANKS, ATM'S



RECOMMENDATION
06/27/2018 #3028322

NEIGHBORHOOD ANALYSIS
AMENITIES & ZONING

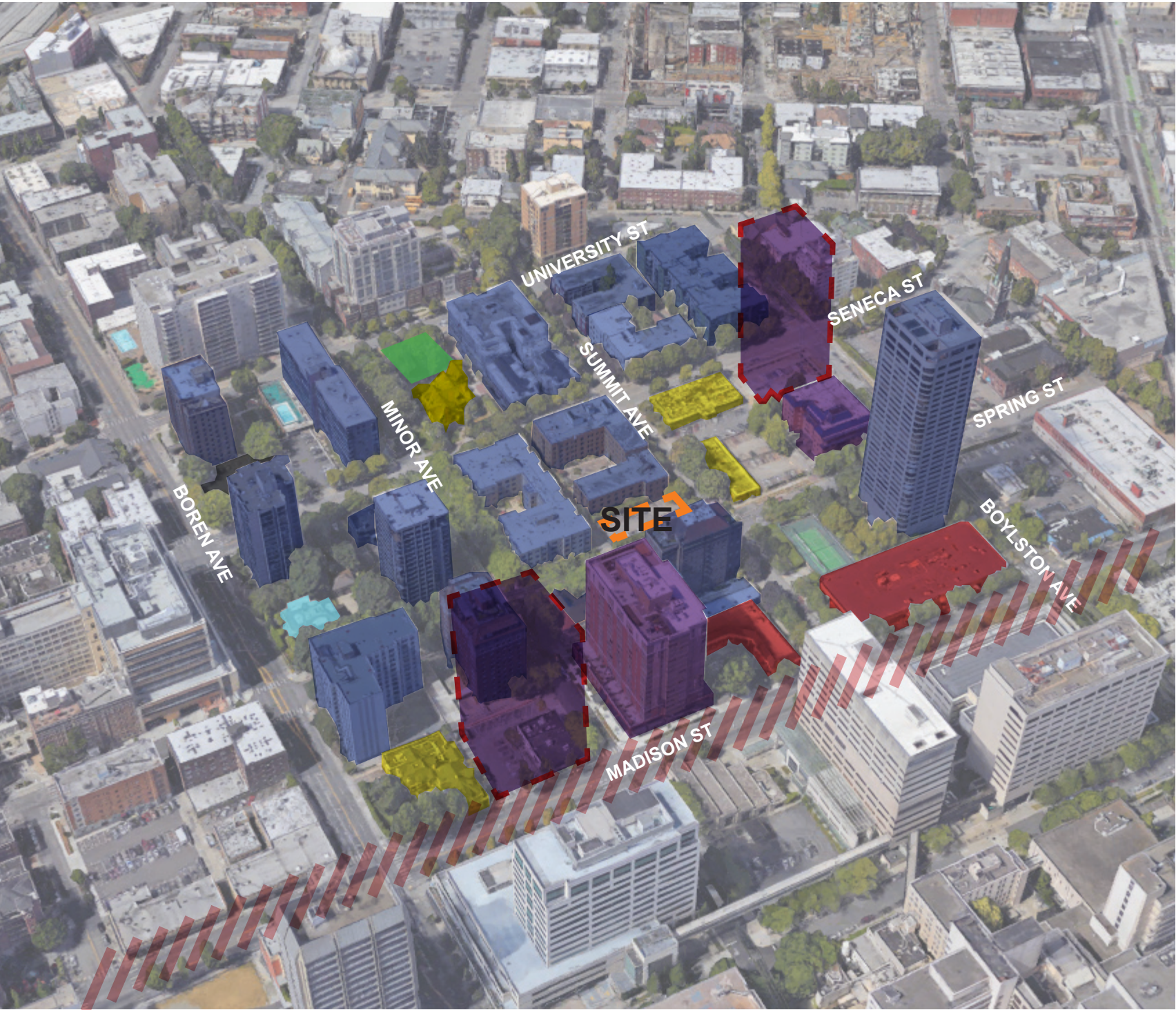
ADJACENT USES - PLAN



- VICINITY IS MAINLY SINGLE USE AND MAINLY RESIDENTIAL
- MIXED USE ALONG COMMERCIAL CORRIDOR

PHOTOGRAPHED NEIGHBORHOOD STRUCTURE (SEE PG 7)

ADJACENT USES - AERIAL



KEY

MIXED USE	PARK / OPEN SPACE	PARKING
MULTI - FAMILY	INSTITUTIONAL	COMMERCIAL CORRIDOR
COMMERCIAL	SINGLE FAMILY	STRUCTURE NEW / UNDER CONSTRUCTION

EXISTING NEIGHBORHOOD ARCHITECTURE



1 1321 SENECA S

- VISUALLY DISTINCT CORNER EXPRESSION
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- BALCONIES / JULIETTES ADD VISUAL INTEREST



2 1223 SPRING STREET

- PREDOMINANTLY FLAT FACADE
- SUBTLE MASSING AT CORNERS
- QUALITY MATERIALS, MODEST DETAILING



3 1105 SPRING STREET

- COLLECTED FENESTRATION
- CLEAR, SIMPLE MASSING
- SMALLER WINDOWS



4 1501 BOYLSTON AVE

- COLLECTED FENESTRATION
- RECESSED CORNER EXPRESSION
- LARGE WINDOWS PROVIDE LIGHT TO UNITS



5 1530 BELMONT AVE

- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- COLLECTED FENESTRATION, HORIZONTAL FRAMES
- MODERN, WHIMSICAL MATERIALS



6 1404 BOYLSTON AVE

- CLEAR MASSING VOLUMES DEFINED BY MATERIAL / COLOR
- LARGE WINDOWS PROVIDE LIGHT TO UNITS
- QUALITY MATERIALS



7 1300 UNIVERSITY STREET

- CLEAR, SIMPLE MASSING
- BALCONIES / JULIETTES ADD VISUAL INTEREST
- SMALLER WINDOWS



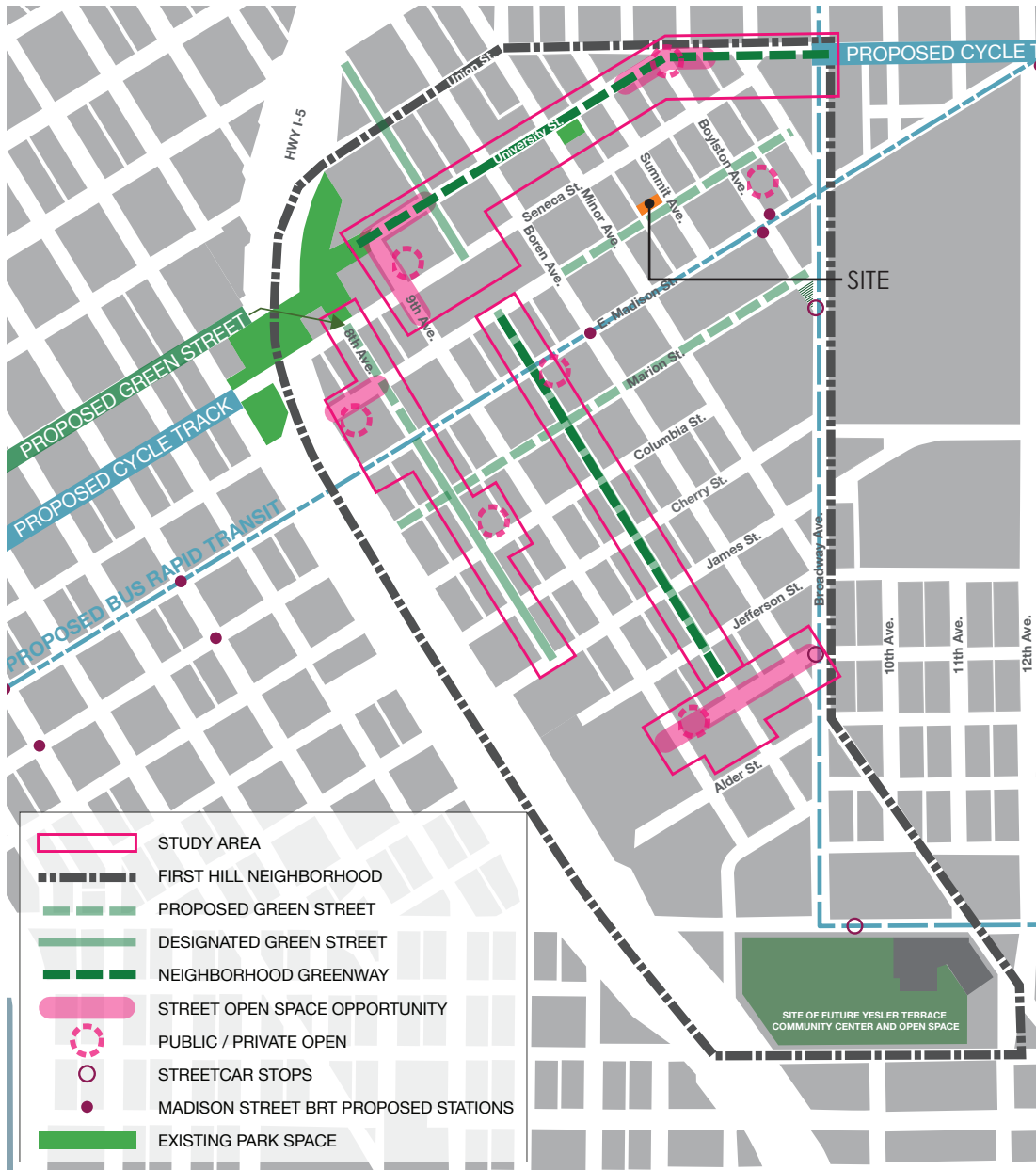
8 1017 BOREN AVE,

- VISUALLY DISTINCT CORNER EXPRESSION
- CLEAR, SIMPLE MASSING
- TRADITIONAL MATERIAL PALETTE, EARLY 20TH CENTURY FORMS AND EXPRESSION

FIRST HILL PEDESTRIAN REALM ACTION PLAN

The First Hill neighborhood has created a public realm action plan, which gives a vision that correlates with other planning and design documents for the neighborhood and city. One of the goals of the action plan is to consider street right of ways as a means to achieve connectivity and public space for the neighborhood, as well as identifying key streets to be developed into street concept plans.

All graphics are excerpts from First Hill Pedestrian Realm Action Plan.



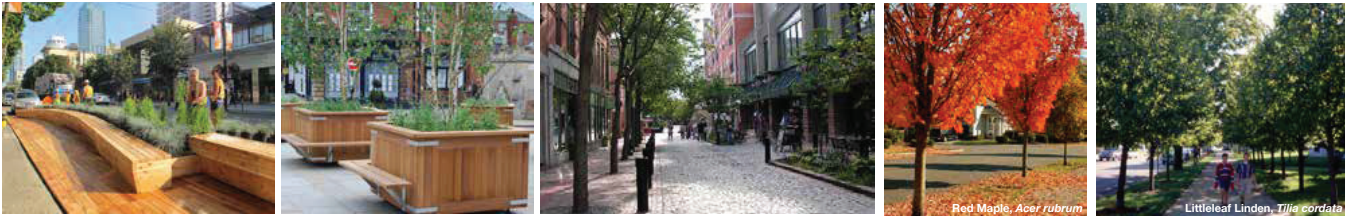
The proposed site, 1103 Summit ave, has frontage along Spring St, which is designated as a “Proposed Green Street”



PLANTING & VEGETATION

MATERIAL PALETTE

The public realm action plan identifies materials and elements to be included in the right of way and adjacent public spaces.



STREET TREES



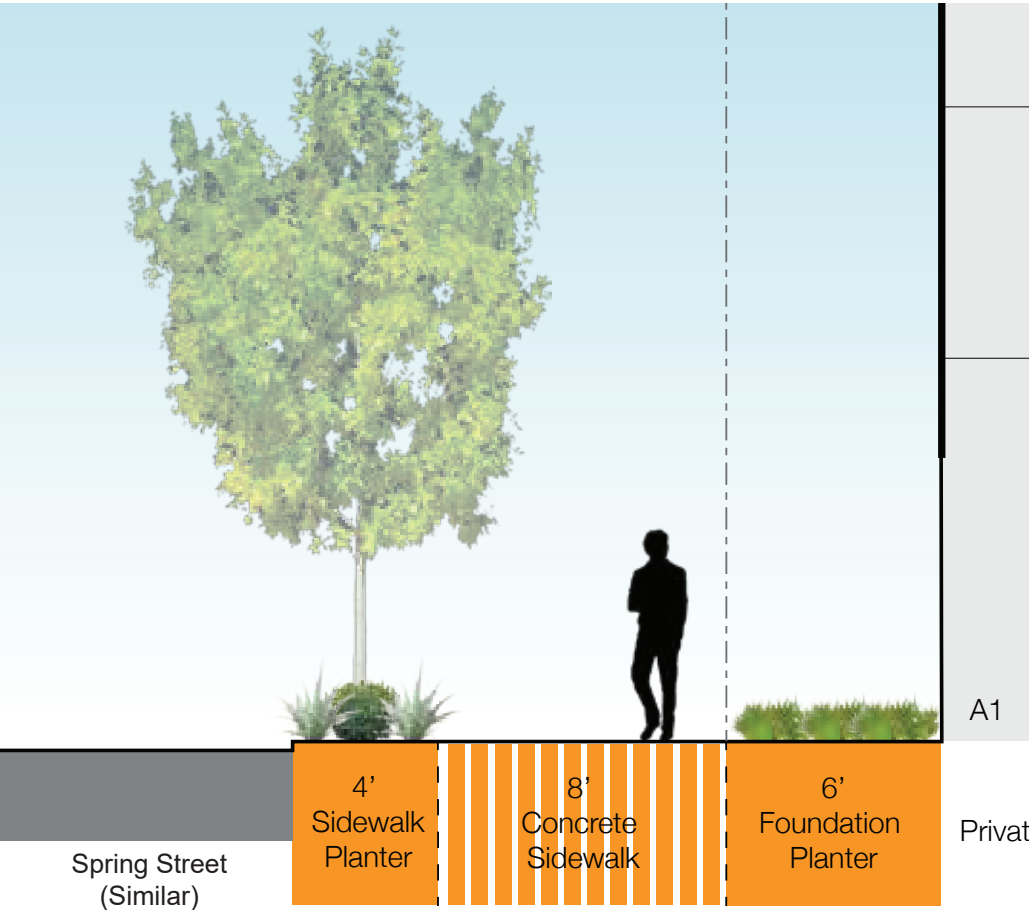
SEATING & BENCHES



LIGHTING

PROPOSED GREEN STREET

The image (right) is a sidewalk section concept of a “proposed green street” by the pedestrian realm action plan. Spring Street conditions would be similar.



SITE PHOTOS



SITE - AERIAL VIEW



1 SITE FROM ACROSS SPRING AND SUMMIT INTERSECTION



2 VIEW OF SITE ACROSS SUMMIT AVE



3 LOOKING ACROSS SPRING FROM SITE



4 LOOKING ACROSS SUMMIT FROM SITE



5 ALLEY



6 LOOKING SW ACROSS SITE



7 NEIGHBOR TO THE NORTH

COMPOSITE STREETSCAPES
SUMMIT AVE

MADISON ST

SPRING ST



SUMMIT AVE
WEST COMPOSITE



SUMMIT AVE
EAST COMPOSITE



SENECA ST

SITE

SENECA ST



ACROSS FROM SITE

SPRING ST



COMPOSITE STREETSCAPES
SPRING ST



SPRING ST
NORTH COMPOSITE



SPRING ST
SOUTH COMPOSITE

MINOR
AVE



SUMMIT
AVE



ALLEY

SITE

SUMMIT
AVE

ALLEY



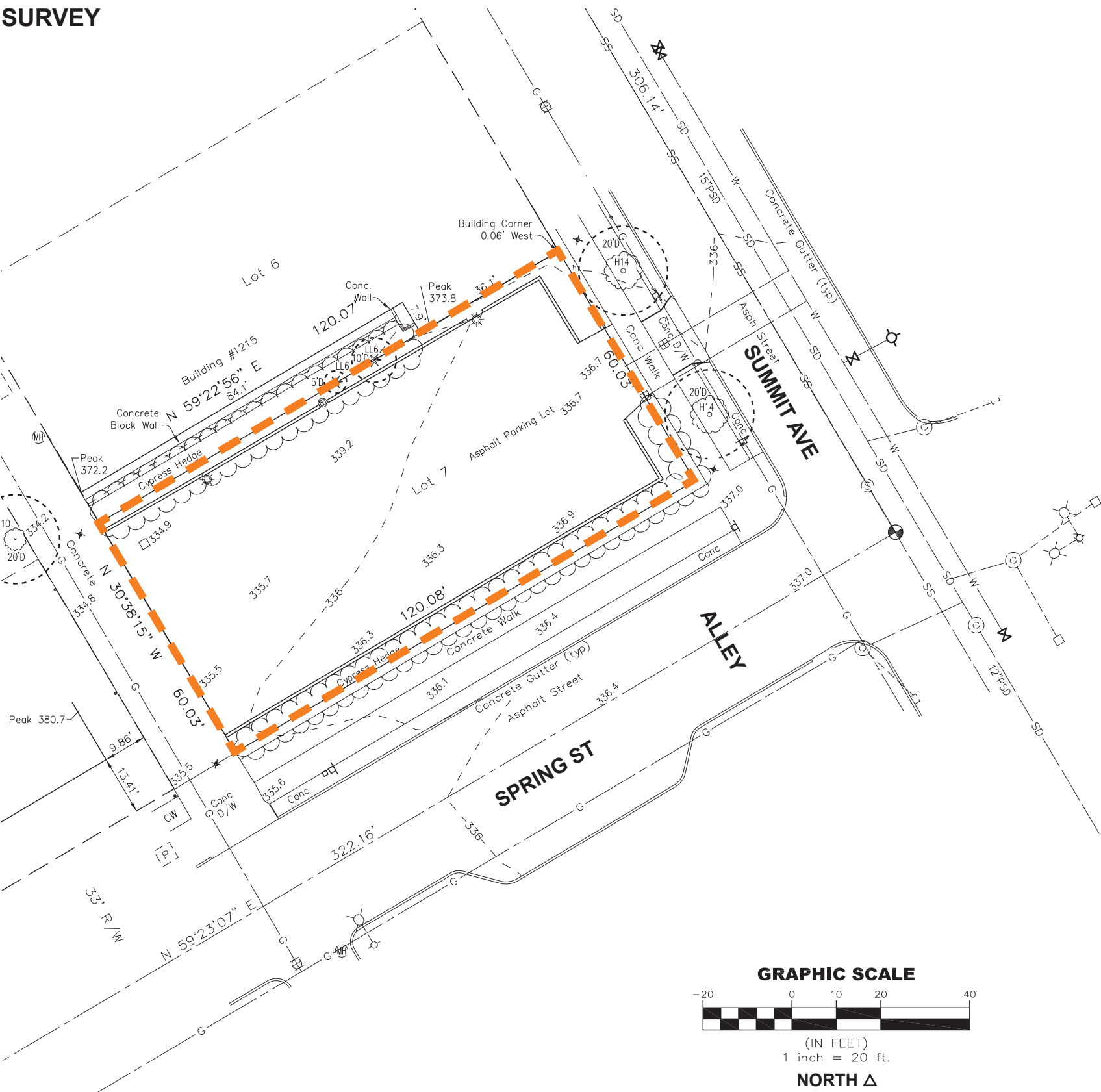
ACROSS FROM SITE

ALLEY

MINOR
AVE



SURVEY



MAXIMUM ALLOWED HEIGHT - ZONING



EXISTING SITE CONDITIONS

KEY

PROPERTY LINE

TOPOGRAPHY CONTOURS

POWER LINES

MULTI-FAMILY

COMMERCIAL

INSTITUTIONAL

SIZE |
7,200 SF, 60'-0" X 120'-0"

RIGHT OF WAYS / STREETS |
Site has 120'-0" of frontage along Spring St to the southeast and 60'-0" of frontage along Summit Ave to the northeast. The site also has 60'-0" of frontage along a paved alley to the southwest.

TOPOGRAPHY |
The site is relatively level, with minimal change in elevation.

ADJACENT BUILDINGS / USES |
The site shares a side lot line with a 4 story apartment building to the northwest. Across the alley to the southwest is a similar, 4 story apartment building. As a whole, the neighborhood is diverse, with everything from single story commercial buildings to high-rise residential buildings in the immediate vicinity of the site.

POWER LINES |
There are power lines on Spring St, however, as they run along the south side of the street, they will not have an impact on the proposed project's siting or massing.

VIEWS |
The adjacent neighborhood has a wide mix of building heights, including high-rises. Many of the regional views (Mt. Rainer, Olympic mountains, Cascades, etc...) will already be blocked or partially blocked by existing structures.

LEGAL DESCRIPTION |
LOT 7, BLOCK 123, A. A. DENNY'S BROADWAY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

APN 197820-0775





CS2.C1 | RELATIONSHIP TO THE BLOCK - CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.



CS2.D1 | HEIGHT, BULK, AND SCALE - EXISTING DEVELOPMENT & ZONING

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.



CS2.D5 | RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Conclusions from analysis of the larger neighborhood circulation patterns suggest the corner of Summit and Spring is the portion of the site that users are most likely to engage with first. As such, how the corner is articulated and how it meets the sidewalk are important urban design considerations for the massing of the building. Both a strong corner massing and an “absent corner” massing are explored through the various options. The project seeks to strike a balance between the expression of the building’s corner, and the function of the corner as an entry, while acknowledging other residential entry patterns.

The neighborhood is currently established as a mix of high-rise (10+ story) residential structures, and mid-rise (4 - 5 story structures) of varying ages and architectural styles. At 7 stories, the proposed project can seek to transition between the two building types. By studying the proportions and expression of the existing buildings, the massing and articulation of the project can relate to the existing context, while also establishing itself as an example for potential future development of a similar scale.

The project fronts 3 rights of way (Summit, Spring, and a public alley) with the fourth lot line being shared with a multi-family 4 story building. All of the design options establish a more generous buffer than code minimum for shared access to light and air between the proposed building and the existing residential structure. This will enhance privacy and visual interest of the private amenity along the northern edge. Maximizing the amount of windows that look onto the right of ways will also reduce the impact of the new structure on the privacy of it’s residential neighbor.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



PL1.A2 | ADDING TO PUBLIC LIFE

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

In the preferred option a reentrant corner creates an entry plaza at the intersection of Summit and Spring adjacent to a high transparency lobby. The plaza will create a widened sidewalk area and include amenities for both residents as the neighborhood such as landscaping, and seat walls to create an open space that is an integral to the building’s design.



PL3.A | ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

The preferred option entry sequence will be visually prominent at the intersection of Summit and Spring with a high transparency lobby . The entry will be combined with other amenities such as overhead weather protection, landscaping, signage, and seat walls to create an entry that is identifiable and distinctive, as well as being an amenity to the neighborhood as a whole.



PL2.B | SAFETY AND SECURITY

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

The adjacent structures are all multi-family buildings. By locating windows and/or balconies on the street facing facades,the project will encourage “eyes on the street”, increasing the project’s presence on the street and engagement with the public. Maximizing the transparency of non-residential functions (such as lobbies and circulation) adjacent to the sidewalk provides additional visual reciprocity between the building and the public right of ways.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT



DC2.A | MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

All of the proposed options utilize massing shifts to break down the massing of the structure in different ways. Using a combination of upper level setbacks, bays, recesses, and massing shifts, the project provides opportunities to stitch into the neighborhood context. The massing also seeks to build out the block and complete the urban corner in a thoughtful and intentional way. The height of the proposed designs act as a transition from high rise to neighbors that are 3-5 stories tall.



DC2.C | SECONDARY ARCHITECTURAL FEATURES

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

As the suggested design options develop beyond large massing moves, further articulation of the building will occur through material distribution, fenestration patterns, and other architectural elements such as Juliette railings and balconies to provide shade, shadow and relief on the building's facades. In the selection of these secondary elements, the project will look for context in the surrounding neighborhood.



DC3.B | OPEN SPACE USES AND ACTIVITIES

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

The proposed design options all provide open space at the ground floor, either adjacent to the sidewalk as an entry courtyard (in the preferred option) and/or as private ground level amenity on the interior lot line that also creates separation with the adjacent residential building. The options also consistently include a roof top amenity deck, which gives residents a place to gather and interact as a community.

ZONING & LAND USE SUMMARY

HR | MULTIFAMILY ZONING (SMC 23.45)
WITHIN FIRST HILL URBAN CENTER VILLAGE

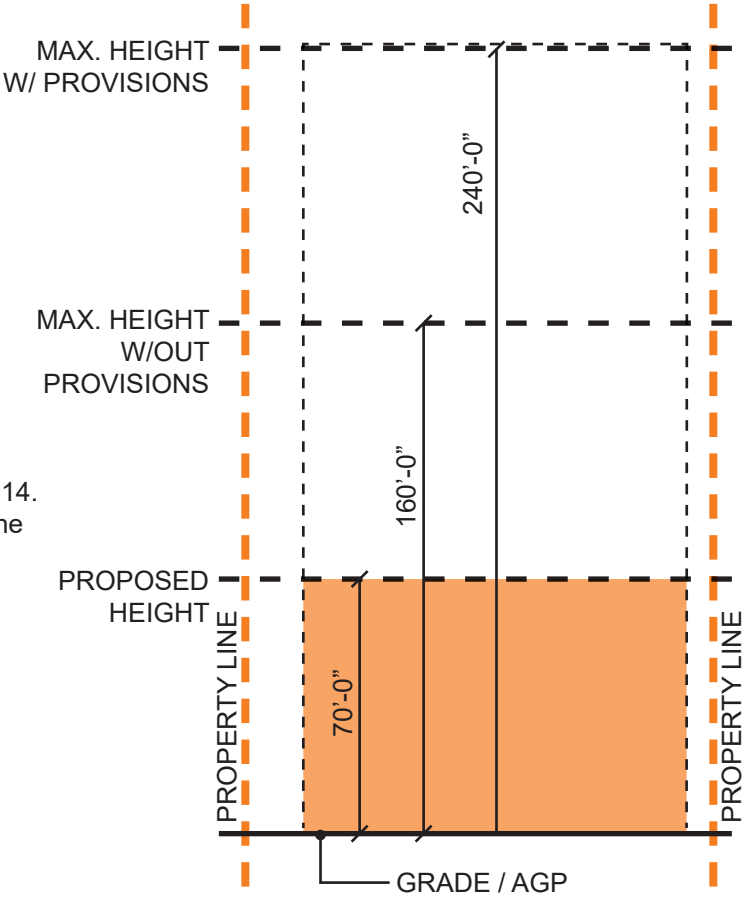
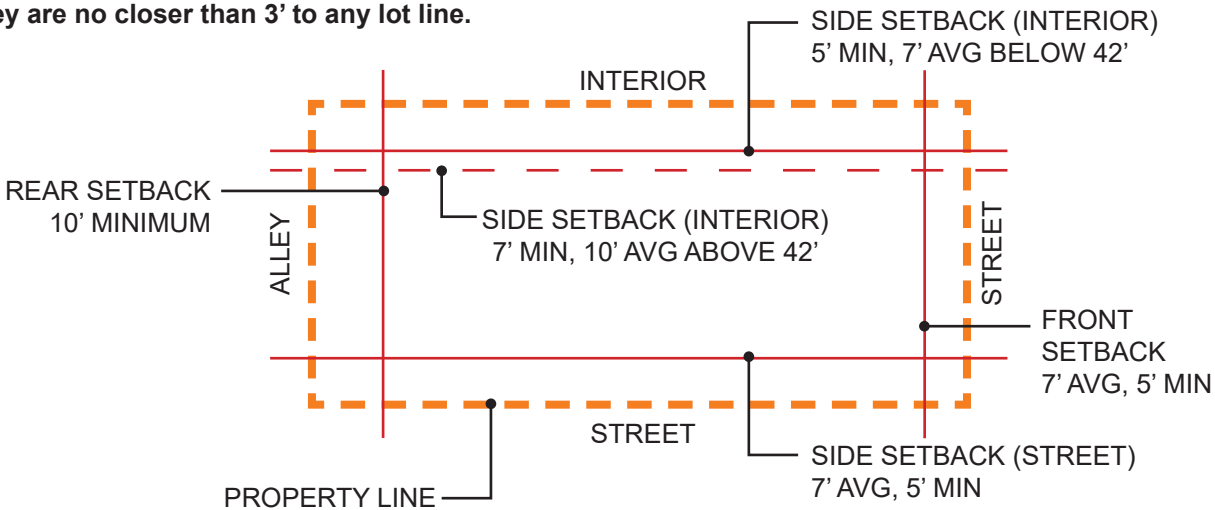
23.45.504 | PERMITTED USES
Residential use (apartments) are permitted outright, per table A 23.45.504 item A
Ground Level Commercial (Live / Work) are permitted per Table A 23.45.504 item F, subject so subsection 23.45.504.E

23.45.510 | FAR LIMITS
The base FAR in a HR zone on lots less than 15,000 sf is **8**, per table B 23.45.510. If using the provisions of Chapter 23.58A & Section 23.45.516, the maximum FAR is **13**. Applicable FAR exemptions are:
- All underground stories

23.45.514 | STRUCTURE HEIGHT
The base height limit in an HR is **160 feet**. per table B 23.45.514. If using the provision of chapter 23.58A & Section 23.45.516 the maximum height is **240 feet**. per table B 23.45.514
Applicable height exceptions are:
- Stair penthouses may extend 15 feet above the height limit, provided they are no more than 20% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 20% of the roof area.

23.45.518 | SETBACKS & SEPARATIONS
Setbacks for apartments in LR zones, per table B SMC 23.45.518
Front & side (street lot lines) : **7 foot average, 5 foot minimum**
Side, interior lot line, < 42' in height : **7 foot average, 5 foot minimum**
Side, interior lot line, > 42' in height : **10 foot average, 7 foot minimum**
Rear : **10 foot minimum (with alley)**

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks a maximum of 4' if they are no closer than 3' to any lot line.



23.45.522 | AMENITY AREA
The required amount of amenity area in MR zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:
- All units shall have access to a common or private amenity area
- In MR zones, no more than 50% of the amenity area may be enclosed, and enclosed area shall be provided as common amenity.
- Private Amenity areas : no minimum dimensions, except where abutting a non-street side lot line, where the minimum horizontal dimension measured from the lot line is 10 feet.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet

Required common area amenity dimensions : 250 SF min, no horizontal dimension less than 10 feet.

23.45.524 | LANDSCAPE STANDARDS
Green Factor of **0.5 or greater** is required
Street trees are required, in consultation with SDOT.

23.45.529 | DESIGN STANDARDS
Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.532 | STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN MR & HR ZONES
The commercial use is permitted only on a ground floor of a structure that contains at least one dwelling unit. The maximum size of any one business establishment is 4,000 SF
No loading berths are required for ground-floor commercial uses.
Identifying business sign are permitted pursuant to chapter 23.55.

23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 | PARKING REQUIREMENTS
Per table B SMC 23.54.015 Item M, there is **no minimum parking requirement** for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Bicycle parking requirements : **1 per 4 dwelling units and/or .75 per SEDU**, per table D SMC 23.54.015 item D.2.
After the first 50 spaces are provided, additional spaces are required at half the ratio shown in table D SMC 23.45.015.zzz
Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.
Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

23.54.040 | SOLID WASTE AND RECYCLABLES
A minimum required square footage of **575 SF** shall be provided for solid waste and recycling storage for approx. 100 units, per table A, SMC 23.54.040.
For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet. The floor of the storage space shall be level and hard-surfaced.
If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts. The storage space shall not be located between a street facing facade of the structure and the street.
Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.